

TO THE WASHINGTON COUNTY REGIONAL PLANNING COMMISSION:

The Steering Committee to update the Washington County Comprehensive Plan has completed its work. We are pleased to forward to the Planning Commission the draft report from our as the 2016 Updated County Comprehensive Plan.

We shall consider our work completed at this point unless the Planning Commission notifies us further of additional work that might be needed. Any questions concerning this draft report should be directed to Linda Tragesser, Community and Regional Planner, consultant and contractor for the Plan Update.

Thank you for this opportunity to be of service to the County

Signed



Rick Greten, Zoning Administrator on behalf of

The Washington County Comprehensive Plan Update Committee



COMPREHENSIVE PLAN



Sarah Whipple Photo



Plan Update 2016



Southwestern Illinois Planning Commission

UPDATE

COMPREHENSIVE PLAN

WASHINGTON COUNTY, ILLINOIS

WASHINGTON COUNTY COMPREHENSIVE PLAN 2016 UPDATE

Adopted September, 2016

Prepared by



Southwestern Illinois Planning Commission

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Washington County 2036 Vision Statement

Washington County enjoys a diverse, stable economy while embracing and preserving our rich agricultural heritage. Agriculture is our primary industry, but we accommodate growth by conscientiously managing the way new development should occur while preserving our rich farmland, natural resources and woodlands; carefully exploiting our important energy reserves; and maintaining a diverse approach to create a range of employment opportunities and available housing. We value our youth, honor our seniors, and support our families with a desire for all to thrive in a safe, pristine environment as one of the premier rural counties in Illinois.

PLANNING FRAMEWORK

DRAFT

Introduction

This Comprehensive Plan for Washington County updates the 1999 Comprehensive Plan prepared with the support of Southwestern Illinois Metropolitan and Regional Planning Commission (SIMAPC). Because of changing conditions, updated information and development pressures it was determined that the 1999 land use plan needed to be brought up to date. This responsibility ultimately rests with the County Board and County Planning Commission, and the Washington County Comprehensive Plan Update Committee was appointed. The Committee is an advisory body to the County government and, in that role, is recommending this plan for adoption as the Washington County Comprehensive Plan.

Purpose of Plan

Comprehensive land use planning provides the basis upon which more effective and informed decision-making may take place. One of the principal contributions of the planning process is to provide appropriate information for everyday decisions while considering the long range goals and objectives. The planning process and the planning document provide public officials and interested citizens with essential information about their region. In essence, the plan is an interpretation of this data that outlines area's potential and perceived threats, and recommends policies required to achieve the desired physical development.

The plan is not intended to be a rigid framework for future development but, rather, a broad outline for harmonious and coordinated physical development. It will be used by the County Board, County and municipal officials and administrators, developers, and the general public as a guide in the decision-making relative to physical development. The plan represents proposed policy recommendations for adoption by the County Board and should be periodically revised as changing conditions warrant. The plan shows the essential relationships which must be established and preserved among the various public service facilities, as well as the uses of privately owned land if desired community and area wide objectives are to be reached.

The primary function of the County Comprehensive Plan can be summarized as follows:

1. To provide a statement of public policy regarding the guidance and control of desirable physical development within the County.
2. To provide the County Board with developmental policy guidelines to assist with decision making on specific development issues and on future public expenditures.
3. To establish the framework for coordinated action between local units of government, as well as coordinated action between these units of local government and state and federal units of government.
4. To provide administrative continuity through successive County government administrations.

5. To educate the general public regarding possibilities in shaping future growth.

In the Comprehensive Plan the Washington County Comprehensive Plan Update Committee offers a renewed starting point for a more efficient and attractive County for tomorrow.

The responsibilities of the Comprehensive Plan Update Committee are summarized as follows:

- Participate in the preparation of the Washington County Comprehensive Plan and make recommendations to the County Board through County Planning Commission with respect to the plan.
- Cooperate in the preparation of project plans in accordance with the official plan and make recommendation to the County Board.
- Assist municipal and County officials charged with the direction of projects for improvements embraced within the Comprehensive Plan, to further the development of these projects, and generally to promote the realization of the Comprehensive Plan.
- Report to the County Board and Planning Commission on the status of the Comprehensive Plan update and on the effectiveness of ordinances and regulations as they relate to the Comprehensive Plan.
- Transmit to the County Planning Commission and, ultimately, the County Board important concerns, conditions, and proposals pertinent to the future development of the County.

Planning in Washington County

Comprehensive planning has been a function of Washington County for more than four decades. Planning related activities began when Washington County adopted their first comprehensive plan in 1969. The present Comprehensive Plan was updated in 1999. The subdivision ordinance was originally adopted in 1975 with a comprehensive update adopted in June, 2003. The Zoning Ordinance was adopted in 1980, and a comprehensive update was adopted in May, 2009.

Today, zoning and subdivision review remain important functions of the Planning Commission, Zoning Board of Appeals, the Zoning Administrator and the County Engineer. The Zoning Administrator provides the staff functions for the Zoning Board of Appeals, the Planning Commission, and the County Board. The Administrator provides assistance and information on planning, zoning, and resource management to individuals and, on occasion, the smaller communities that are without a planning and zoning function of their own.

The Washington County Planning Commission was created and appointed by the County Board in 1973 as a response to changing conditions and new information provided by the 1970 U.S. Census of Population, and the Commission's first responsibility was to assist with the development and adoption of a new Comprehensive Plan. The 1973 Land Use and Transportation Plan addressed

housing, commercial and industrial development, transportations, park and recreation, County Services, natural resources and citizen participation. The 1973 Plan discouraged scattered residential development, promoted the orderly extension of public utilities, preserving areas of natural beauty, and balancing urban development while preserving the County's rich agricultural lands. The Plan, being very general in nature, failed to provide for the essential tools necessary to address the important issues that were identified, namely farmland protection and development in rural unincorporated areas.

On September 23, 1985, the Illinois legislature enacted the Local Land Resource Management Planning Act (Illinois State Statutes, Chapter 50 ILCS 805). This important legislative initiative added strengthened the power of counties and municipalities to engage in intergovernmental planning activities. The new enabling legislation could be used to develop joint land resource management plans that address critical land and water resource issues. The Land Resource Management Planning Act provides that:

"It is the purpose of the Act to encourage municipalities and counties to protect the land, air, water, natural resources and environment of the State and to encourage the use of such resources in a manner which is socially and economically desirable through the adoption of joint or compatible Local Land Resource Management Plans."

As Washington County entered the 1990s, growth pressures increased and agricultural preservation, open space, growth management, environmental protection, and intergovernmental cooperation emerged as critical issues. The Comprehensive Plan developed in 1990's attempted to address these critical issues over a planning horizon of twenty years. The subdivision Ordinance update of 2003 and comprehensive revision of the Zoning Ordinance of 2009 were aimed at implementation of the strategies of the 1999 Plan.

2016 Washington County Comprehensive Plan Update Process

The Washington County Comprehensive Plan Update is the product of a public input and review process that specifically sought input from individual citizens and the various municipalities, taxing bodies, and other organizations within the County. The review process included a public opinion survey, a survey of persons from the 18-32 age group ("Millennials"), public forums at various locations throughout the county to provide individuals an opportunity to review the draft plan and provide input, a public hearing before the Washington County Planning Commission to receive input and comment prior to a decision on a recommendation to the County Board. The Plan incorporates revisions made as a result of public review process. This process has resulted in a plan that seeks to assure that Washington County's superior quality of life will be sustained by providing a proper balance between natural resource protection and community & economic development. The intent

of the plan is to provide elected officials advice and direction to guide decision-making on Washington County's development through the twenty-first century.

Figure 1

**WASHINGTON COUNTY COMPREHENSIVE PLAN UPDATE
PLANNING AND REVIEW PROCESS**

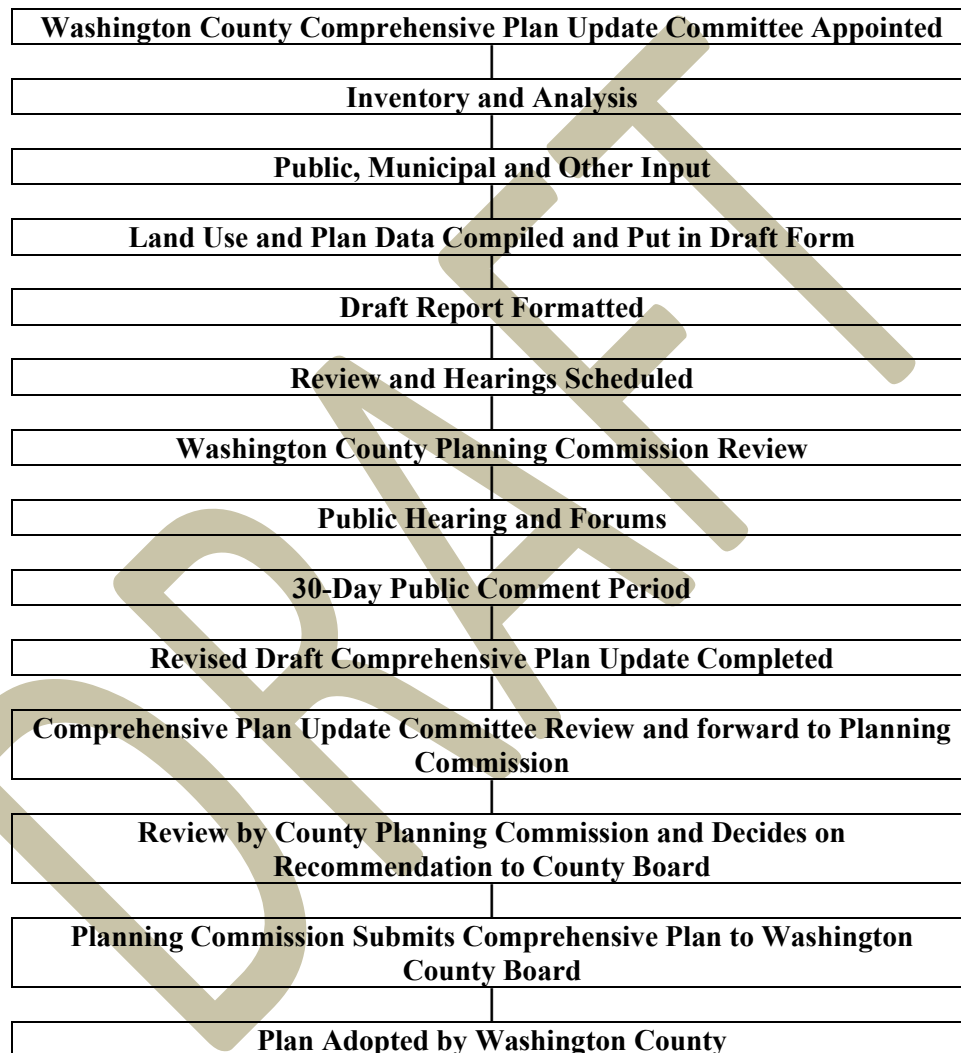
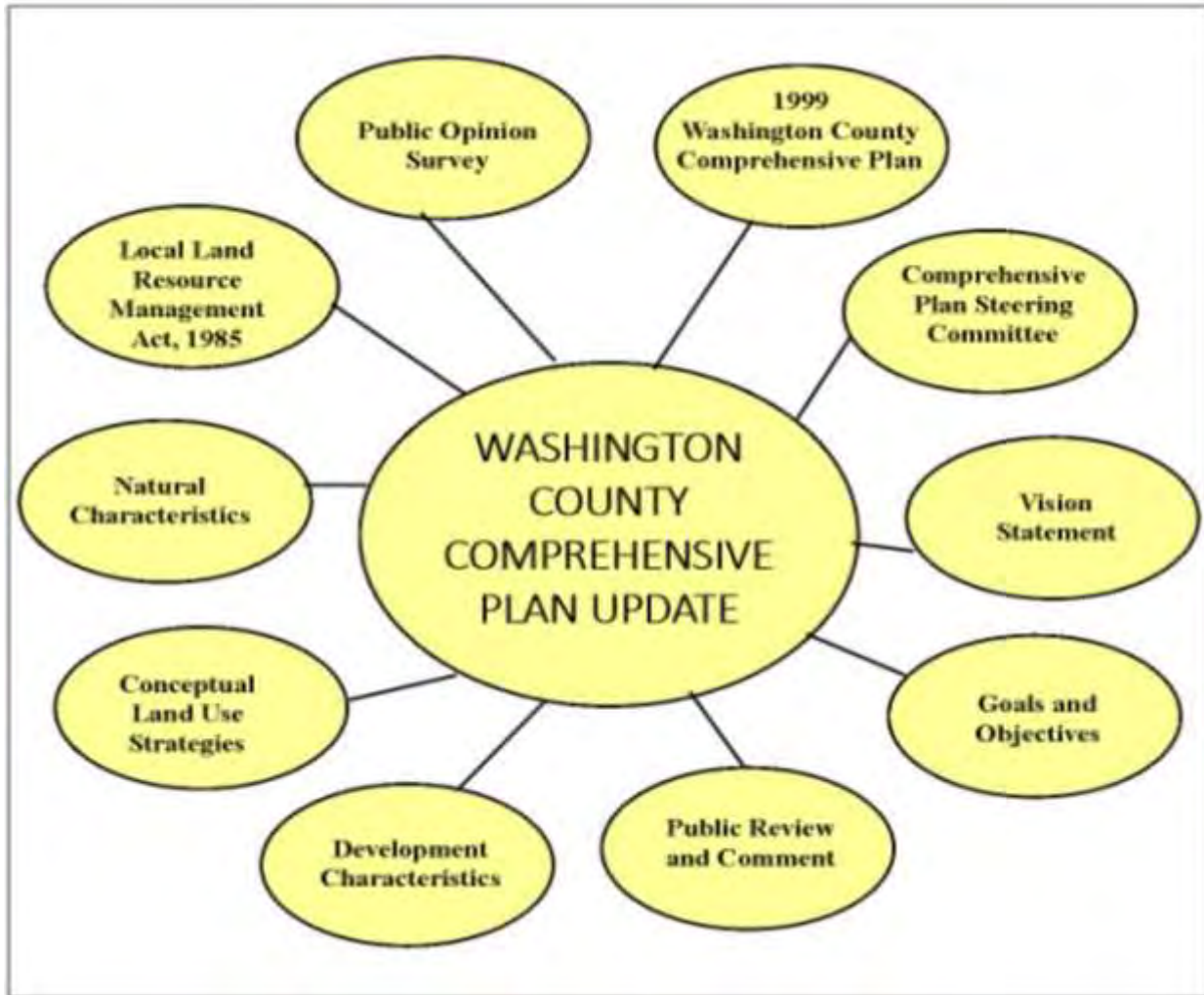


Figure 2

**Washington County Comprehensive
Plan Inputs**



The Work of the Comprehensive Plan Update Committee

The planning committee was recommended by the Planning Commission and appointed by the County Board to initiate and steer the process, and make decisions and recommendations on the public policy issues that will shape and direct the growth and development of the County over a twenty year planning horizon. Members of the committee included County Board members, appointed County administrative staff members, representatives of various local governments within the County, members of the County business and industrial community, educators, and members of

the agricultural community. The members of the committee met many times over a span of several months and worked to define the scope of the planning process, gather the many plan inputs, evaluate the data compiled, and develop the recommendations for the general plan. They undertook the study of data compiled by the facilitator concerning demographic, economic, social, and political information in order to be well informed of the baseline factors.

Public Involvement in the Process

In order to shape the scope and context of the planning areas to be addressed the Committee solicited public input by means of a county-wide public survey via a written questionnaire. The survey process was accomplished via the internet by using the online survey tool, “Survey Monkey”, and was opened to anyone within the County that wished to participate.

Committee undertook a SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis concerning the many planning issues under consideration, and used this analysis to shape the plan recommendations. The synopsis of the SWOT Analysis completed is included in the Appendix.

The Committee undertook the development of a vision statement for the County and decided upon the following vision:

Washington County enjoys a diverse, stable economy while embracing and preserving our rich agricultural heritage. Agriculture is our primary industry, but we accommodate growth by conscientiously managing the way new development should occur while preserving our rich farmland, natural resources and woodlands; carefully exploiting our important energy reserves; and maintaining a diverse approach to create a range of employment opportunities and available housing. We value our youth, honor our seniors, and support our families, with a desire for all to thrive in a safe, pristine environment as one of the premier rural counties in Illinois.

The Public Opinion Survey

Notice of the Survey availability was accomplished by local new articles and by way of an insert included with the County Real Estate Tax Bills that were mailed out by the Treasurer’s office. Hard copies of the survey were available to be picked up at the Zoning Office and at the County Clerk’s office. The survey remained opened and available for many months in an effort to obtain the best possible response rate.

While the response rate to the survey was somewhat less than statistically significant, the Committee ultimately concluded that since responses were received from every township within the county, and consistently mirrored the general population patterns and demographics within the county, the survey results could be relied upon as a representative sample. As such, the input received from the public survey was deemed to be an important guide in continuing the Committee’s work. A copy of the survey questions and the full survey results are included in the Appendix.

S.W.O.T. Analysis

The committee undertook an exercise to determine the Strengths, Weaknesses, Opportunities, and Threats (S.W.O.T) that exist, or that lie ahead for the county. The results of that exercise are included in the Appendix.

The most important issues to emerge from the S.W.O.T. analysis were determined to be:

- There is some concern that population growth is static in the County in that the county's population is aging on average, and that younger adult population is leaving the County at an alarming rate. This type of trend generally means that both the median income and the average educational level for the County will decline.
- The job market in the County is not sufficient to meet the needs of the County's population and is contributing to an out-migration of young adults.
- Economic Development efforts in the County appear to be insufficient to appreciably affect the job market and aid the effort to keep property taxes from increasing.
- Economic Development via the "marketing" of the County and improving the County's presence on the internet.
- Housing stock in the County is aging and new residential development is not sufficient to attract younger home buyers.
- Preservation of Agricultural land is an important objective for the County but new residential land uses in the vicinity of the incorporated municipalities needs to be encouraged.

Land Use Strategy

The 2014-2016 Washington County Comprehensive Plan Update Committee endorses the conceptual land use strategies of the 1999 Comprehensive Plan, and asserts that these strategies must remain as necessary strategies of the 2016 Comprehensive Plan Update. These strategies are as follows:

1. For the purpose of comprehensive planning, Washington County is comprised of three distinct land use strategy areas: Growth Areas, Rural Corridors, Agricultural/Village Areas.
2. Different intensities and types of development are appropriate for each area.
3. Farmland and open space preservation, as well as, water resource management are critical elements of land use planning in the County.
4. Balanced development should be encouraged.
5. Agriculture must continue to be a desired land use.
6. A strong relationship must exist between land use and transportation planning.

In addition, three new strategies have been identified by the Committee and have been added to the list:

7. Modest population growth must be encouraged with emphasis on efforts to retain our young adult population within the County.
8. Economic Development in growth areas must be a priority for the County.
9. Extraction industries are an important element of the County's history, as well as its future.

The strategies also include completing a draft copy of the Plan and establishing a process for public review of the draft plan. The process of preparing the draft plan began with an analysis of the Strengths, Weaknesses, Opportunities, and Threats (SWOT) of the County, development of a vision and vision statement, identification and examination of five distinct planning elements facing the County, and development of goals and objectives for each planning element identified. Goals and objectives will determine the direction for the County over a planning horizon of the next twenty years. The planning process as depicted in Figure 1 was utilized.

2036 Perspective

Suburban development continues within the rural corridors, although the rate at which it is happening appears to have been slowed by development regulation in the County. Development Pressures have been experienced as a result of the construction period for the Prairie State Energy Campus construction, but much of this pressure has eased now that construction is complete and the mine and power plant are both in full operation. This major industrial facility was not even foreseen at the adoption of the last Comprehensive Plan. The growth pressure anticipated from the Scott AFB/MidAmerica Airport joint use anticipated at the last Comprehensive Plan has not yet materialized to any great extent, but should continue to be considered as a potential issue for the future. Rural citizens are concerned about the future of agriculture, environmental degradation, and the impact of scattered residential rural development. With the passage of the Illinois Hydraulic Fracturing Regulatory Act (765 ILCS 525) in June, 2013, considerable interest was shown in some areas of Washington County by high volume hydraulic fracturing companies (fracking). The interest and rate of growth in this area has slowed to a trickle since domestic oil and gas prices plummeted earlier in 2015, but this technology must be considered as a potential development pressure in the future.

In this plan we anticipate a twenty year planning horizon. In the twenty-first century Washington County will experience increased development pressures and pressure for conversion of open space and rich farm land, and concerns and conflicts will arise. Timely planning efforts aim to anticipate these concerns and conflicts, and seeks to resolve and mitigate many problems as they become evident. The thrust of this plan is to strengthen Washington County's historical land use pattern.

Building upon the historical framework, the Plan identifies anticipated growth areas, rural corridors, and agricultural areas.

Cooperative Planning

Expanding municipal boundaries, transportation improvements, and anticipating growth is expected to renew pressure on open space and natural resources. The preferred approach of managed growth can prevail over conventional suburban sprawl, and scattered residential development in the agricultural areas, at various locations throughout the county if the current policy of balanced growth is maintained. Rural and urban sprawl frequently become the norm in metropolitan areas and is usually the result of competitive, uncooperative, and unplanned development. The success of this Plan and balance, managed growth depends on the support and cooperation of the cities and villages within the County because this is where expanding municipal boundaries, expensive public improvements, and critical land use decision will be made.

Values, Goals, Objectives and Policies

The development of goals begins with values, which are translated into objectives, and from which policies aimed at achieving the established goals are generated. The range of policies that can and should be adopted is limited by the values themselves. This factor suggests which policies can work, and which cannot. In many cases, while a certain policy would work, the more forceful desires of society will not permit it to work. In essence, then, these values, goals, objectives and policies constitute a body of development factors; they define the future development of a planning area.

A distinction needs to be drawn among these development factors:

Values: These are widely shared concepts of what is good. Value-oriented planning is concerned with achieving that which is in conformance with a standard of excellence.

Goals: These are an expression of values; they are abstractions that provide direction towards an ideal condition to be sought. Goals are not measurable end-products, but reflect the desires of a community to maintain and improve the quality of life.

Objectives: These are the means of achieving stated goals. They are specific statements of purpose that serve as a guide for public policy and action.

Policies: Policies translate objective into useful and understandable decision guidelines. Policies are to be fully considered and evaluated when allocating resources, making public improvement, directing growth, and receiving development proposals.

The attainment of the goals of the Washington County Comprehensive Plan is a long-term process. As Washington County grows and develops the values, goals, objectives, and policies of its citizens

and elected official will evolve. The Plan should be reviewed regularly to determine if revision of the plan is appropriate.

Although they are general in nature these goals identified by the Washington County Comprehensive Plan Update Committee can be achieved through the more specific objectives recommended by the Committee in order for the County Board to develop the public policies to implement them.

County-Wide Planning Goals

❑ Cooperative Planning

Washington County will work closely with the various local jurisdictions within the County to achieve a shared community vision for the region.

❑ Quality of Life

Preservation of the rural and small town atmosphere of the County, characterized by an attractive and healthy environment while being open to opportunities to expand the County's economy and tax base.

❑ Agricultural Preservation

Support the conservation, protection, development and improvement of prime agricultural land for the production of foods, fiber, and other agricultural products.

❑ Development Patterns

To encourage development which can be adequately served by transportation facilities, community facilities, public utilities and other urban services and amenities.

❑ Employment

Promote the spirit of growth and the development of the local employment base to diversify the area's economy to provide for personal income growth by using all economic development tools available.

❑ Housing

Support and promote the availability of a variety of housing types within Washington County that are based on needs of residents.

❑ Transportation

Continue to provide safe, efficient transportation systems compatible with adjacent land use.

❑ Natural Resources

All development decisions shall consider the conservation and wise use of our air, soil, water resources and the natural environment of Washington County.

❑ Historic Preservation

Continue to protect and maintain local historic and cultural resources that contribute to the character of Washington County.

❑ Citizen Participation

Promote and encourage citizen participation in planning the physical development of the County by assuring that citizen input is invited and welcome in the process.

DRAFT

A General Profile

Purpose

The purpose of this section is to provide the background information on the geographic, natural, and social elements of Washington County. These elements comprise the physical characteristics, environmental resources, and human activities that have shaped Washington County over the decades. This section provides a foundation for cooperative planning and effective resource management.

Geographic Setting

Washington County includes approximately 564 square miles, or 360,980 acres. The County measures approximately 20 miles north to south and 30 miles east to west with 16 townships and 13 municipalities.

Washington County is located in southwestern Illinois, and is generally a part of the Greater St. Louis Metropolitan Area while not actually part of the St. Louis MSA. The County is within commuting distance of the important employment centers of the City of St. Louis and St. Louis County in Missouri, and the Illinois urban counties of Madison and St. Clair. The adjacent counties for Washington are St. Clair, Clinton, Marion, Jefferson, Perry, and Randolph.

Lambert-St. Louis International Airport is approximately 70 miles from the County and MidAmerica Airport is 27 miles, with both airports being located west of the County along interstate highway systems. The major highways providing access to and from the County are Interstate-64 which transverses the northern one-third of the County, U.S. Highway 51 which runs north and south near the eastern edge, and state highways providing access to the municipalities are IL Route 177, IL Route 160, IL Route 127, and IL Route 15.

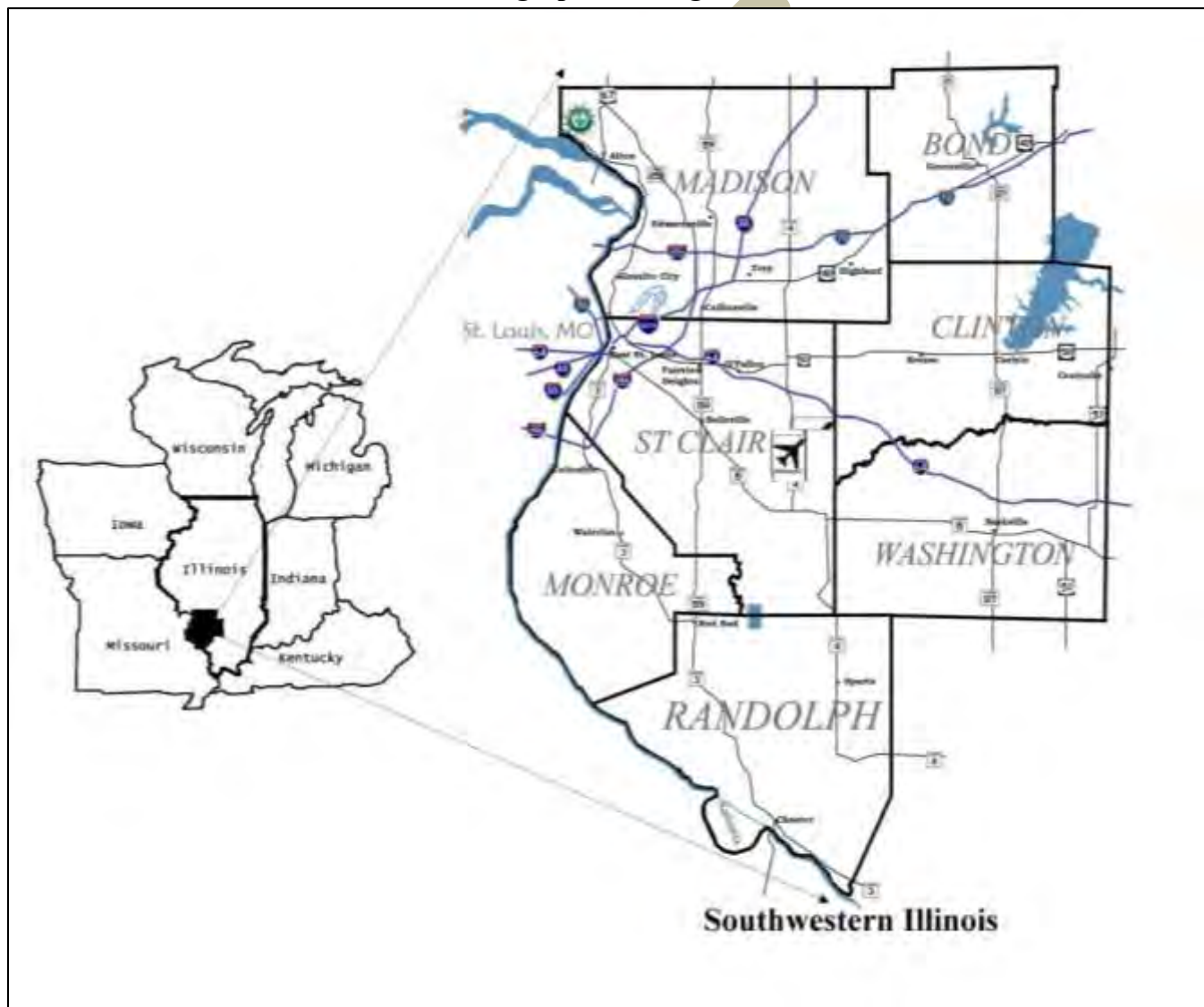
The Region

Washington County is located within the region known as Southwestern Illinois, a seven county area which is the most dense area of population in southern Illinois and is the partly industrialized Illinois portion of the St. Louis Metropolitan Area. Though not a part of the St. xLouis Metropolitan Statistical Area, Washington County does derive significant advantages by being located in close proximity to such a vibrant center of commercial, industrial, entertainment, transportation, and cultural activity. The region is also home to a major military installation, Scott Air Force Base where the United States' 375th Air Mobility Wing is based.

The County is within commuting distance of the important employment centers of the City of St. Louis and St. Louis County in Missouri, and the Illinois urban counties of Madison and St. Clair. The adjacent counties for Washington are St. Clair, Clinton, Marion, Jefferson, Perry, and Randolph.

Lambert-St. Louis International Airport is approximately 70 miles from the County and MidAmerica Airport is 27 miles, with both airports being located west of the County along interstate highway systems. The major highways providing access to and from the County are Interstate-64 which transverses the northern one-third of the County, U.S. Highway 51 which runs north and south near the eastern edge, and state highways providing access to the municipalities are IL Route 177, IL Route 160, IL Route 127, and IL Route 15.

Figure 3
Geographic Setting



There are 13 incorporated municipalities across 16 townships in the County. In addition, there are several platted, but unincorporated, communities in the rural areas. The County seat is at Nashville. Table 1 shows the list of townships, their population and a list of the municipalities in each township.

Table 1
Population by Township and Municipality

TOWNSHIP	POPULATION		MUNICIPALITIES	POPULATION Incorporated
	Total	Unincorporated		
Ashley	816	280	City of Ashley	536
Beaucoup	593	267	City of Nashville (part)	326 (estimated)
Bolo	419	419	*	
Covington	418	311	Village of New Minden (part)	107 (estimated)
Du Bois	748	323	Village of Radom	220
			Village of Du Bois	205
Hoyleton	1,142	503	Village of Hoyleton	531
			New Minden (part)	108 estimated
Irvington	1,285	507	Village of Irvington	659
			City of Wamac (part)	119 (estimated)
Johannisburg	511	511	*	
Lively Grove	688	688	*	
Nashville	3,676	744	City of Nashville (part)	2,932 (estimated)
Oakdale	594	373	Village of Oakdale	221
Okawville	1,987	427	Village of Okawville	1,434
Pilot Knob	555	555	*	
Plum Hill	537	411	Village of Addieville (part)	126 (estimated)
Richview	343	90	Village of Richview	253
Venedy	404	266	Village of Venedy	138
Totals	14,716	6,675 (45.4%)		8,041 (54.6%)

Source: U. S. Department of Commerce, Bureau of the Census, 2010 Census of Population

* Townships so designated do not contain any incorporated areas“(part)” Municipalities so designated lie within two separate townships and population is apportioned for purposes of this chart.

DEMOGRAPHICS AND POPULATION TRENDS

In planning, it is necessary to investigate population growth, changes in household structure, and other demographic trends that impact market forces in order to help guide Washington County’s future land use and development.

At the 2010 Census the total population was 14,716 which reflected a loss in population from the 2000 Census, a loss of 432 persons (2.9%). The County ranked 76th out of Illinois' 102 counties. The County's population has remained fairly static over several decades since a 13% increase occurred between 1970 and 1980. Figure 4 compares the population trends over several decades for Washington County with the regional population trends for the seven counties in Southwestern Illinois.

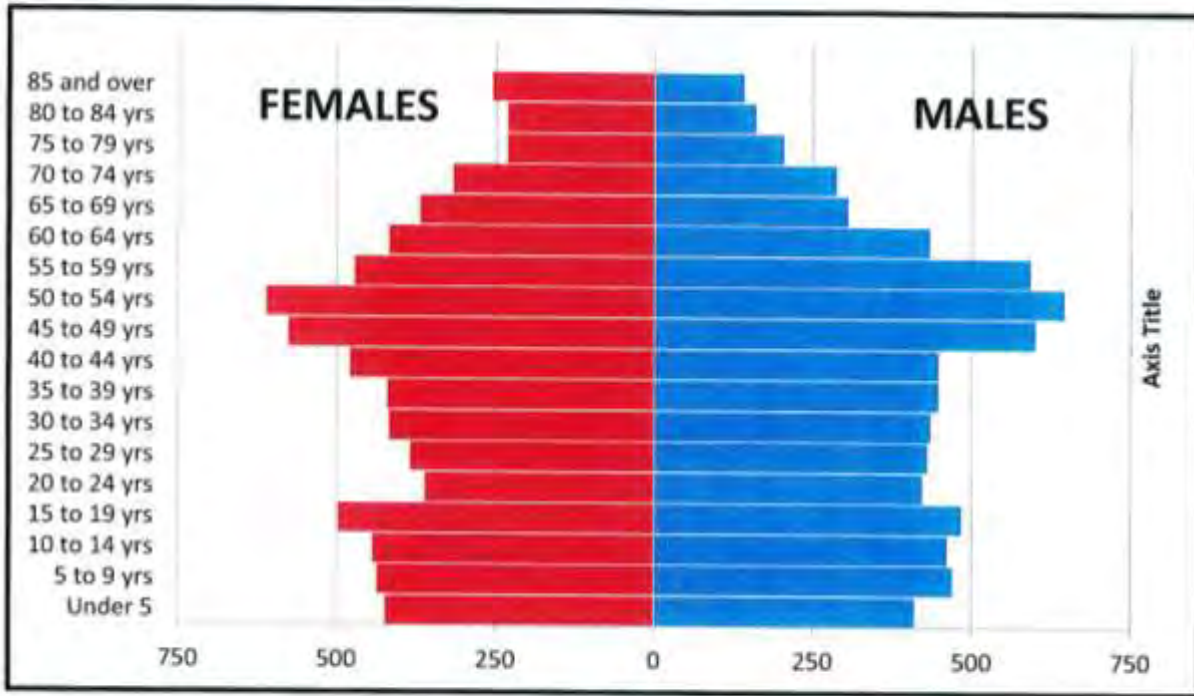
Figure 4

Population Trends



Figure 5

**WASHINGTON COUNTY ILLINOIS
POPULATION PYRAMID FROM 2010 CENSUS**



Source: US Department of Commerce, Bureau of the Census, Census of Population 2010

The population pyramid is a tool that is used by demographers to chart the gaining of a population. Washington County's population pyramid shows that the bulk of the population is clustered in the age group of 45 years to 74 years. Alarming is the fact that, aside from the population over 75, the smallest age group are those persons between the ages of 20 and 39. Persons in this age group are generally thought of as those of child-bearing age, and it is this segment that must be relied upon for a stable population and workforce.

A Brief History

On January 2, 1818 the Legislative council and the House of Representatives of the Illinois Territory passed an act that separated the area that is now Washington and Clinton counties from St. Clair County. The same act that founded the original county of Washington appointed three Commissioners. They met at the house of James Bankson of Shoal Creek on March 2, 1818 and pronounced that, “The permanent seat of justice of said county be established on the site of the Old Town of Covington”.

The Town of Covington was officially considered for the location of the Capital of the new State of Illinois in 1818. Mr. Bankston of Washington County, a delegate to the State Constitutional Convention, introduced a resolution calling for Covington to be designated as the official seat of government. The town was then the county seat of Washington County. It was described as being near the center of the Illinois population, located on the beautiful Kaskaskia River, and located so that all overland roads in the area must “inevitably” pass through this town. The area around Covington was described as rich, beautiful and healthy, however, on August 20, 1818 members of the Constitutional Convention voted to reject Covington’s bid for the seat of state government. Vandalia was later selected as the capital.

In 1824, Clinton County separated from Washington County and the boundaries of the County have remained the same since then. The County seat remained at Covington until 1831. For years all that remained of the old brick court building in Covington was the crumbling ruin. Today all that can be found is the red cast in the earth from the disintegrating brickbats.

A new site of the County seat was demanded after Clinton County split away. A pole was struck upon the Southwest Quarter, Section 17 of Nashville Township. The place was called Georgetown. No buildings were built, and when the court met they found nothing to mark the spot except the forty-foot pole, and the court adjourned to Covington. There was considerable debate among the East (Beaucoup) and West (Elkhorn) settlements. The people who favored the Nashville site were too poor to raise the money to buy the land from the government. They went to David Pulliam, a man who could raise a hundred dollars in cash whenever he desired. So persistent was the party who went to see him that Pulliam got so annoyed that he pulled off his old white hat and threw it to the ground saying, “I would not give that old hat for all that town will ever make”. Two men, Robert Middleton and William G. Brown of St. Clair County, were finally induced to purchase the land.

In March, 1831 the town was laid out, platted and surveyed. David white, Joseph Wittenberg, and Livesay Carter, the Commissioners, declared this to be the permanent seat of justice of Washington County. All of these men being natives of Tennessee, and having fond memories of that area, named the town “New Nashville”. The “New” was later dropped from the name.

On June 25, 1831 the County Commissioners contracted with Thomas L. Moore for the building of a courthouse on the public square in Nashville. He erected a frame courthouse that continued in use

until 1840. On April 1, 1840 a new courthouse was contracted with the agreed upon price of \$4,385. It was built on the site of the old one. The Courtroom was on the ground floor and the offices on the second floor. Later this arrangement was reversed. This building was destroyed by fire in 1883.

At a special meeting of the Board of Supervisors in October, 1883 a contract was let to A. Hallenbeck for \$23,999 for building yet another courthouse that was completed in 1884 and is the present day courthouse for Washington County.

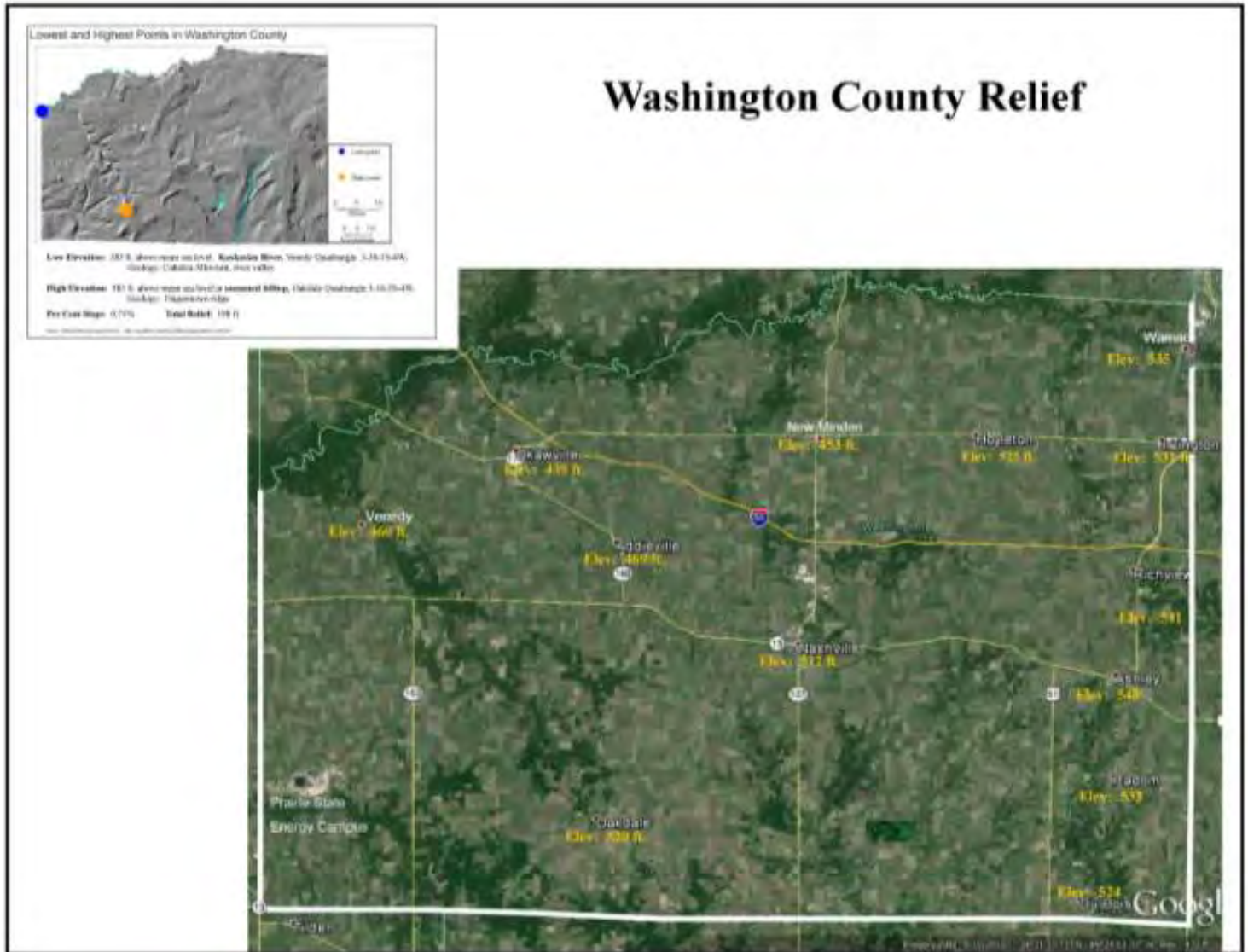
Topography, Drainage and Soils

The County consists of small towns, forests, barrens, wetlands, pasture, and cropland. A 248-acre lake, the Washington County Lake within the IDNR State Conservation area, is located within the County. Most of the land in Washington County is flat to gently rolling terrain, and does not include excessively steep slopes generally. The majority of areas which do have steep slopes of greater than 12 percent are located in the southeast quadrant of the County, with another area southeast of Venedy.

The County is situated within the Illinois major land resource areas of (113) Central Clay Pan Area, and (114B) Southern Illinois and Indiana Thin Loess and Till Plain, Western Part. From the NRCS County Soil Survey: The elevation in Washington County ranges from about 385 to 583 feet. The County is a loess-covered till plain dissected by shallow, low-gradient rivers and streams. Much of the area was forested, but many prairies occur throughout the area. Washington County was glaciated by the Illinoian glacier approximately 150,000 years ago. The County consists of upland loess-covered claypan soils and Wisconsinan-age lacustrine terrace soils along the Kaskaskia River.

Drainage in Washington County flows into the Mississippi River through the Big Muddy and Kaskaskia Rivers. Major streams are the Mud, Elkhorn, Plum, and Crooked Creeks which flow into the Kaskaskia River, and the Little Muddy River and Beaucoup Creek flow into the Big Muddy River.

Figure 6



Climate

Washington County has the continental climate typical of southern Illinois; cold and rather dry in the winter and very hot and humid in the summer. Due to the latitude, area weather fronts associated with low pressure systems bring frequent changes in temperature, humidity, cloudiness and wind direction during the majority of the year. These changes are considerably less frequent during the summer months. Distinct winter, summer, fall, and spring seasons occur. Minimum temperatures reach 0°F or below during a bout 60 percent of the winters, and maximum temperatures reach 100°F

or higher during about 75 percent of the summers. The average winter temperature is about 33°F, and the average summer temperature is about 76°F.

In summer, precipitation occurs mostly as showers and thunderstorms of brief duration, although a single thunderstorm often produces more than one inch of rain and occasionally is accompanied by hail and damaging winds. Annual precipitation ranges from 30”– 40”. Twenty-three inches, more than half of the annual total, falls during the growing season of April through September, and rarely will total precipitation fall below 16 inches during this period. Monthly precipitation averages more than 3.4 inches in March through August.

January is normally the coldest month, and July the warmest. Maximum temperatures in July and August average close to 90°F. The prevailing winds are southerly to southwesterly except during the three winter months when northwesterly winds dominate. Wind speeds generally average between 10 and 15 miles per hour, but in severe thunderstorms and during tornado conditions, wind velocities reach 50 to 75 miles per hour.

Hydrology

Hydrology is the science that deals with the waters of the earth. Hydrology in Washington County includes the rainfall, runoff, storage, and movement of water through its landscape and ground. Of special concern to land use planning are drainage basins, flood plains, and wetlands.

Drainage Basins

The County is divided into two major drainage basins. A drainage basin is the total land surface area occupied by a network of rivers, streams, and their adjacent slopes. Seventy-five percent of the County drains into the Kaskaskia River drainage basin. The remainder of the County, primarily the southeastern portion, drains into the Big Muddy River drainage basin. Water in this area is drained toward the Big Muddy by Swanick Creek, Locust Creek, Beaucoup Creek, and the Little Muddy River. The remainder of the County is drained to the Kaskaskia River basin. The major streams of the Kaskaskia system include Webster Creek, Grand Point Creek, Crooked and Little Crooked Creeks, Coon Creek, Pond Creek, Plum Creek, Beaver Creek, Elkhorn Creek, and the Mud and Little Mud Creeks. Waters of both of the County’s drainage basins ultimately reach the Mississippi River.

Flood Plains

A flood plain is an area of low-lying, flat ground on either side of a river, stream, pond, or lake subject to periodic inundation by flooding. Flood plains are the natural storage areas for water overflow after heavy rains or snow melt. Hence, loss of storage in the flood plains increases the

likelihood of flooding and increased damage both upstream and downstream. Flood plains in Washington County are primarily within agricultural areas and do not affect develop areas for the most part.

Wetlands

Wetlands are a sensitive environmental resource, integral to the hydrologic cycle. Wetlands are ecosystems periodic inundated by water. The October, 2014 National Wetlands Inventory from the U.S. Fish and Wildlife Service reveals that there are 19,025 acres under wetlands, ranking Washington County twentieth in the state. Predominate wetland types found in Washington County are riverine and palustrine wetlands.

Aquifers

Ground water aquifers are zones below the earth's surface that contain water in the voids present in soil and rock. Most ground water aquifers are recharged from the surface waters that percolate down from the earth's surface, or from streams, rivers, wetlands, lakes, and ponds. Washington County has three types of aquifer zones:

1. Shallow sand and gravel aquifer zone likely to yield 20 gallons per minute or more.
2. A shallow sand and gravel aquifer zone likely to deliver 100 gallons per minute
3. Bedrock aquifer zone covering the overwhelming vast majority of the County and yielding non-potable water because of dissolved salts and minerals. In these areas potable water is derived from other sources; either municipal water systems or Washington County Rural Water Company.

DISTINCTIVE FEATURES

Land Cover

Washington County ranks twentieth in the State in wetland acreage having 23,321 acres identified, and accounts for a ranking of twenty-first in the State in portion of the County covered by wetlands having 19,025 acres, or 5.3% coverage of the total. Washington County also ranks seventy-fourth

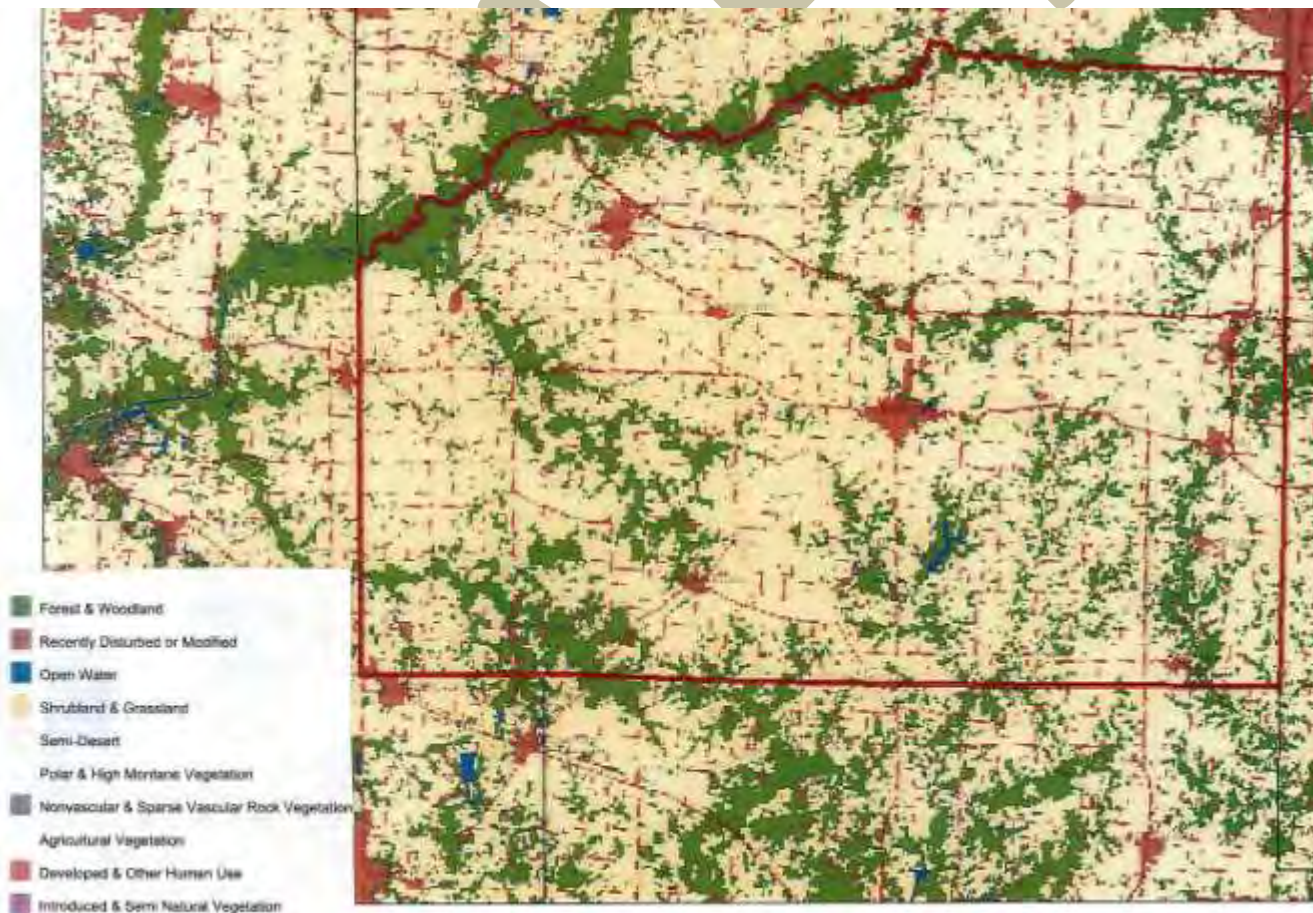
in the State in acreage covered by open water having 2,441 acres, with .7% of the area in lakes or rivers.

Table 2
WASHINGTON COUNTY GENERAL LAND USE

Land Cover	Acres	% of County	Rank within State
Cropland	226,074	62.6%	41 of 102
Grassland	81,120	22.5%	33 of 102
Forest/Woodland	27,637	7.7%	67 of 102
Wetlands	19,025	5.3%	20 of 102
Urban/Built up land	1,908	.3%	67 of 102
Transportation	2,773	.8%	44 of 102
Open Water	2,441	.7%	74 of 102
Barren/Exposed land	3	<0.1%	74 of 102
Total	360,981	100%	

Source: Illinois Department of Natural Resources, <http://dnr.state.il.us/orep/ctap/atlas/washngtn.pdf>

Figure 7
WASHINGTON COUNTY LAND COVER FROM USGS



Source: http://gis1.usgs.gov/csas/gap/viewer/land_cover/Map.aspx

AGRICULTURAL LAND USES

Agriculture historically has been the dominate land use in the County, and the most recent surveys indicate more than 93% of the land is occupied with cropland, grasslands and pasture, forest and woodlands. As a predominately family-owned industry, agriculture plays a vital role in the County's economy. A major threat to agriculture is the encroachment of development and the conflicts that arise between farm and non-farm land uses.

Agriculture In the State of Illinois

Illinois is a major producer of agricultural products in the United States according to the U.S. Department of Commerce, Bureau of the Census, 2012 Census of Agriculture which reports Illinois produced 1.253 billion bushels of corn, 40.5 million bushels of wheat, and 371.3 million bushels of soybeans. For the same year cash receipts from farm marketing in Illinois totaled \$17.2 billion, ranking sixth among all states in the U.S. Illinois exported \$7.9 billion of corn, soybeans, wheat, livestock and meats, ranking 3rd among all states in the export of agricultural commodities. Much of this production is exported to feed populations in other parts of the world.

Illinois is among the leaders of all states in the U.S. in the production of food and fiber. In 2014, Illinois was second in cash receipts earned from all crops, and ranked 22nd in cash earned from livestock. That same year Illinois ranked second in production of corn, second in soybeans production, and fourth in the number of hogs and pigs marketed. In 2014 Illinois had 74,500 farms.

Role Of Agriculture In Washington County

Farming is, first and foremost, a business. According to the Illinois Department of Agriculture's most recently available agricultural statistics the cash receipts of Washington County agricultural products totaled nearly \$144,788,000 for the 2012 Census of Agriculture, up 29% over the previous year. County farmers harvested 3,191,913 bushels of soybeans, 4,188,473 bushels wheat, and 2,914,588 bushels of corn. Farms in Washington County account for 354,899 acres of land, and Cropland accounts for roughly 64 percent of the agricultural total. Washington County was ranked 1st in production in wheat and 12th in production in soybeans in the State of Illinois at the 2012 Census of Agriculture.

Agriculture is an integral part of Washington County's economy, landscape, and natural resource base. Agriculture will continue to contribute to a stable and diversified economy, especially as the variety of agricultural crops and products has increased in response to changing markets. Agribusiness services and facilities support the farm economy and need a strong agricultural base for their success. The farm economy indirectly creates jobs in equipment sales and service, seed research and sales, fertilizer and herbicide sales, finance and insurance, food processing industries, and shipping. Washington County has some of the most productive farmland in the region. However, the trend for farm specialization and big equipment has changed the face of agriculture in

the area. Larger and fewer farms are found in the County today, as is the trend in our nation as a whole. See Table 4, Washington County Farm Historical View.

Table 3

**WASHINGTON COUNTY
MARKET VALUE OF AGRICULTURAL PRODUCTS
2012**

PRODUCT	MARKET VALUE
Total Sales	\$144,788,000
*Average Per Farm	\$ 186,342
Total Crop Sales	\$ 94,814,000
Corn for Grain (439 farms)	\$19,678,000
Wheat (381 farms)	\$29,210,000
Soybeans (464 farms)	\$43,345,000
Cattle & Calves	\$ 9,674,000
Hogs & Pigs	\$14,324,000
Milk from Cows	\$25,926,000

Source: Illinois Department of Agriculture, *Agricultural Statistics* –
*Based upon 777 Farms as reported in US Census Bureau,
Census of Agriculture 2012

Table 4

**WASHINGTON COUNTY FARMS
1959 – 2012 HISTORICAL VIEW**

YEAR	NUMBER OF FARMS	AVERAGE SIZE (Acres)	LAND IN FARMS (Acres)
1959	1,654	191	316,417
1964	1,384	230	318,625
1969	1,388	220	305,712
1974	1,301	224	291,706
1978	1,204	233	280,130
1982	1,173	239	279,879
1987	1,019	269	273,774
1992	945	286	270,598
1997	843	311	262,464
2002	823	309	253,863
2012	777	457	354,899

Source: U.S. Department of Commerce, Bureau of the Census, Census of Agriculture, 1959 through 2012.

Preservation of Agricultural Lands and Activities

With agriculture and agricultural activities being the major economic activity of Washington County, the County has strong incentive to preserve the integrity and viability of that industry. The Illinois State Legislature passed and the Governor signed into law amendments to the Livestock Management Facilities Act, effective in January 2001. These recent amendments have the potential to significantly impact agricultural activities.

In order to minimize the impacts on agriculture by the Livestock Management Facilities Act it will be necessary for Washington County to be pro-active in its management of physical development, especially development in unincorporated portions of the County.

A major threat to animal husbandry and agriculture is encroachment of development and conflicts between farm and non-farm land uses. Encroaching development discourages new investments in farm improvements. New non-farm neighbors must contend with odors, dust, noise, and other conditions present in agricultural areas. To minimize concerns regarding urban encroachment land use planning must address agricultural land preservation in each of the general planning areas which are delineated by this plan. The Comprehensive Plan strongly encourages farmland preservation by guiding residential development within planned growth areas around and adjacent to the existing communities. Areas determined most appropriate to remain in agriculture use have been left outside the Planned Growth Areas.

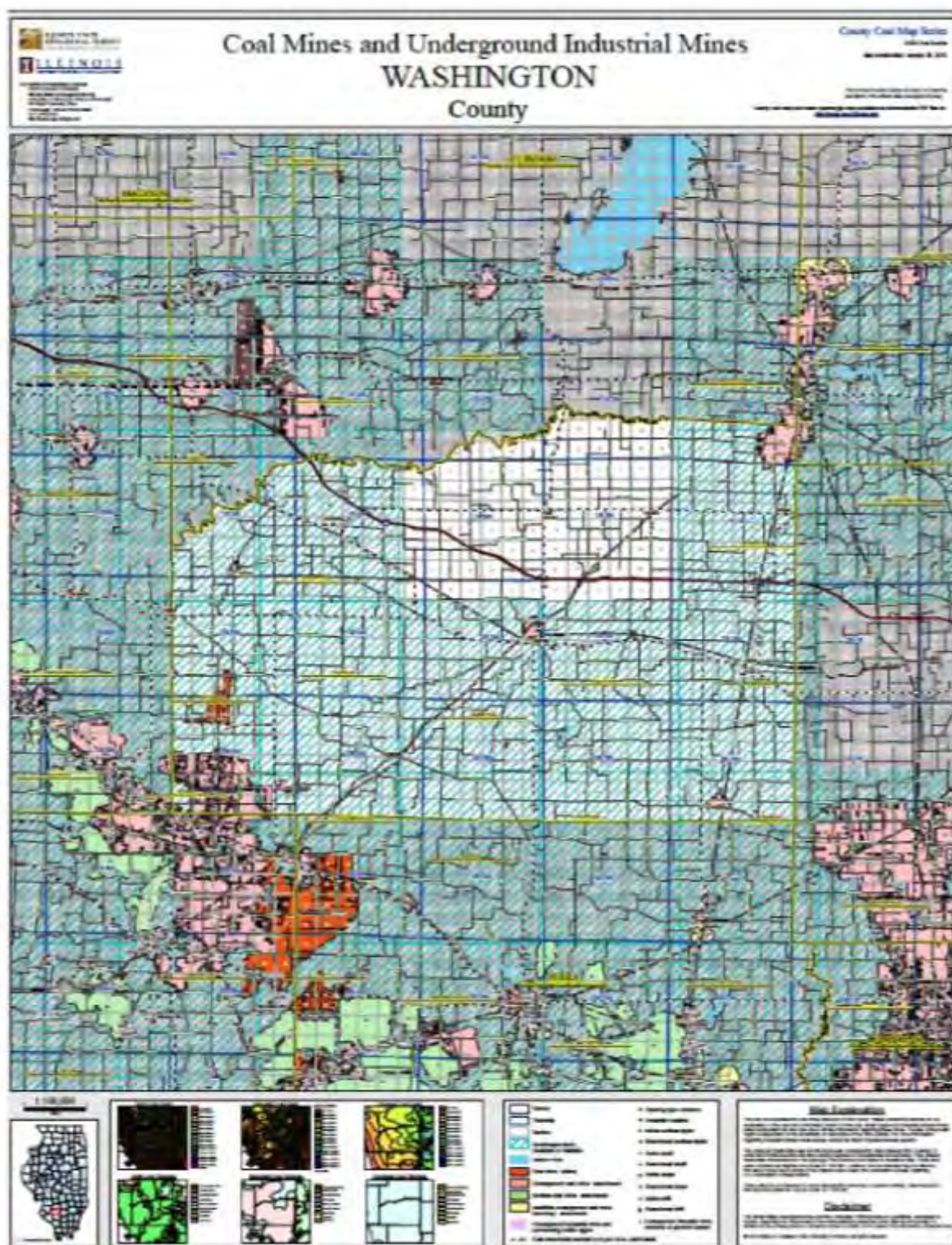
Agricultural protection is valuable because:

- 1. It contributes to a stable economy, both locally and nationally, and provides jobs.*
- 2. It preserves a valued livelihood and way of life.*
- 3. It provides visible, private open space with its rural aesthetics and environmental benefits, including enhanced air and water quality.*
- 4. It controls storm water runoff and sediment damage, protects groundwater recharge areas, and conserves soil when appropriate farming practices are used.*
- 5. Farm products contribute the lion's share to maintaining the operations of the Kaskaskia Regional Port District and other assets of the Inland Waterway System.*

OTHER EXTRACTION LAND USES

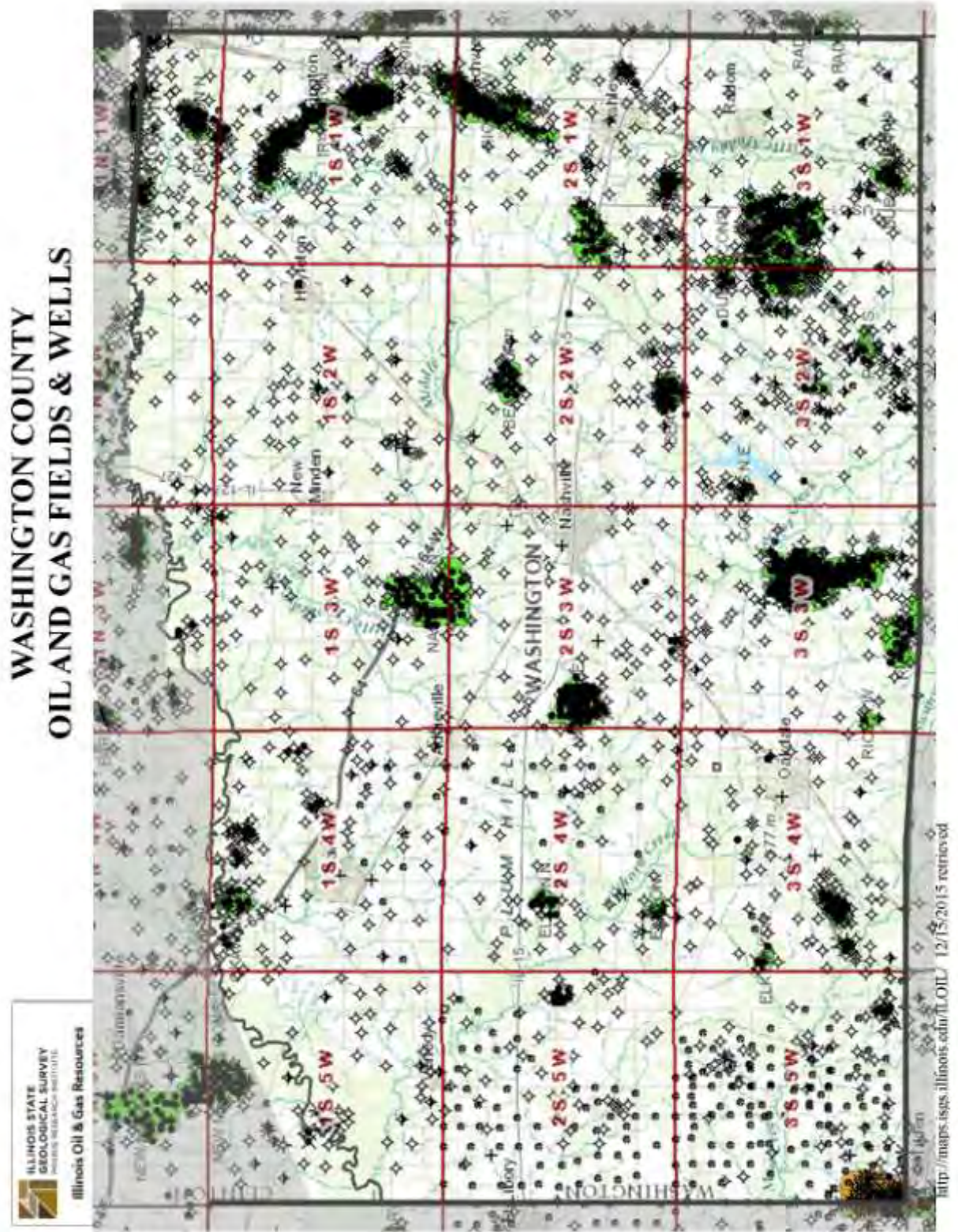
While agriculture is the major extractive land use in the County, there is a long history of coal mining and oil and gas production. Activity in these two extraction industry is currently quite robust with the activity at the Prairie State Energy Campus, a mine-mouth coal power generating facility. Oil and gas continues very active in the county and contributes significantly to the local economy with the possibility of high pressure hydraulic fracturing on the horizon. The plates on the following two pages depict the mines and mineral well activity.

Figure 8



<http://esgs.illinois.edu/sites/esgs/files/maps/coal-maps/mines-series/mines-maps/pdf-files/mines-map-washington.pdf>, retrieved 12/15/2015

Figure 9



OPEN SPACE PRESERVATION

The lands that make up Washington County's open space areas are diverse despite the influence of agriculture. They consist of undeveloped public and private lands, ranging from large forest tracts to small parks and playgrounds. Specifically, the County open space inventory includes municipal and other park districts, school and neighborhood playgrounds, greenways, golf courses, bicycle/pedestrian trails, cemeteries, recreational areas, state parks, undeveloped urban infill areas, waterways, wetlands and agricultural areas. Examples include the Washington County State Conservation Area, the Storck Woods County Nature Preserve, wetlands along the Kaskaskia River, and various lakes and streams and throughout County.

The wetlands in the County are an important element of the open space system. Often wetlands have been looked upon as unsightly and having no value unless drained. In more recent years, it has been recognized that wetlands provide important wildlife habitat, water recharge and pollution cleansing functions. These functions will become increasingly important as populations increase and development occurs. Therefore, it is recommended that , by and large, the County's wetlands that remain be protected.

The Plan recognizes there are limitations to the ability of public agencies to acquire all of the areas that might be suitable for open space uses. It is recommended that those lands be preserved through agricultural conservation tools, as homeowner association lands, as conservation easements, or as private open space. The areas indicated as important open space linkages often have development limitations, such as flooding, undermined areas, or areas where soils are considered poor for development purposes, so these lands can often be preserved if development occurs. For those portions of the County which will remain predominantly in agricultural use to the year 2036, the recommended open space may not be implemented until development becomes more appropriate.

The 2036 Future Land Use Map indicates areas for potential future open space in the form of large tracts, linear greenways, and recreational areas. While the areas indicated are an increase in the County's existing open space it is not intended to limit the locations or amount of open space that could be achieved by the year 2036.

RESIDENTIAL DEVELOPMENT

In terms of impact, residential is the second largest land use in Washington County following agriculture. The predominant housing type in the unincorporated areas is single-family detached housing. Recent trends indicate that both the number and size of the homes are increasing. This trend is consistent with a national trend to smaller household size. The result is that more land is being used to accommodate fewer people in this lower density residential land use. The increase in the number of smaller households which began in the 1970's can be attributed to many factors including smaller families, couples without children, single parent households, empty-nesters and

persons living alone. The general aging of the population, which has been borne out by the last three Census reports, is another significant factor. A growth trend that reflects increased residential land uses raises concern about the spread of scattered residential subdivisions, the adequacy of infrastructure, and the future of agriculture.

Low Density Residential

These areas are often adjacent to existing low density residential areas or may already have a limited degree of scattered development in the rural areas. These land uses generally contain one dwelling or less per acre. The plan recommends that the character, agricultural potential, wildlife base, and natural features of these areas be preserved by maintaining current low density criteria for future developments. Table __ depicts the nature of the housing stock within the County.

The density of development should be determined by the area's physical characteristics and, where applicable, the suitability of the soils to accommodate individual wastewater disposal systems. Rural residential areas adjacent to small communities are included in this category to encourage an infill strategy between and adjacent to existing rural residential development, generally where prime agricultural lands will not be taken out of production.

Densities of new proposed subdivisions in the areas planned for rural residential development should be based on prevailing standards and regulations, surrounding densities, soil suitability for septic systems, preservation of natural features, and the character of the area. Open space design requirements are recommended for these areas.

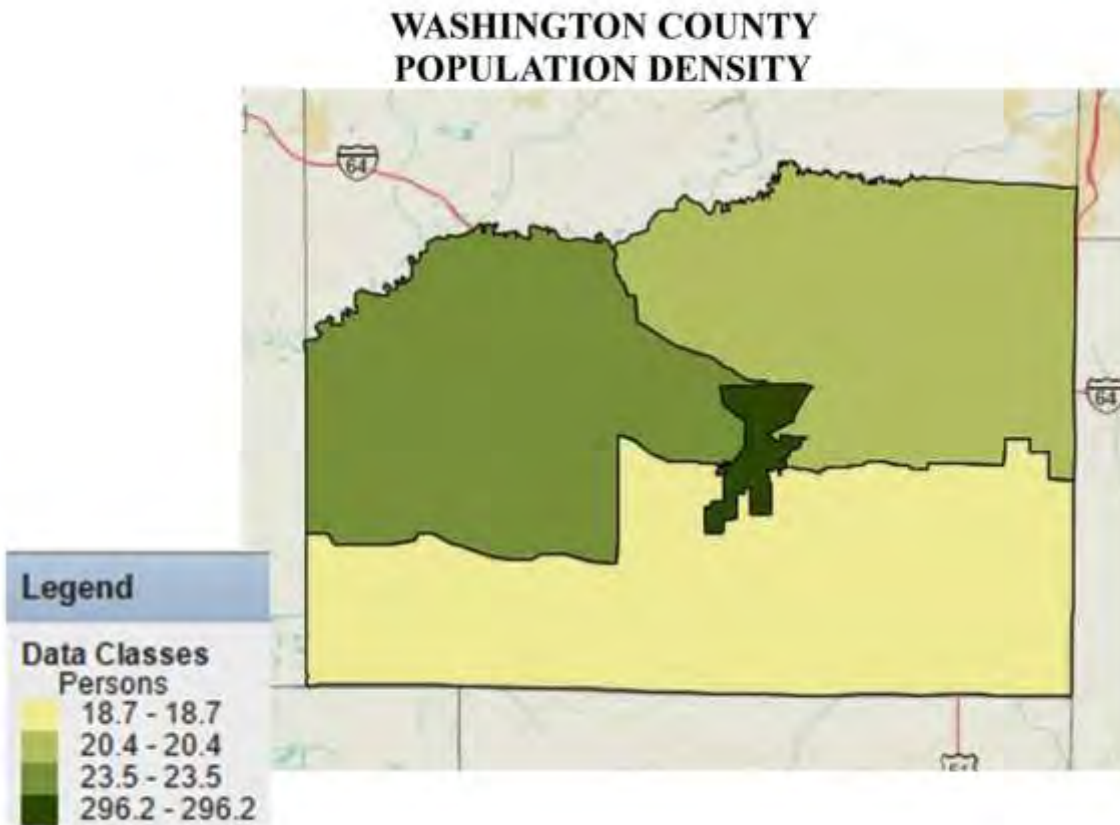
Table 5

Washington COUNTY HOUSING STOCK

Source U.S. Census Bureau, American Community Survey, Revised 6/12/2015

Total housing Units	5,788
Owner Occupied	4,627
Renter Occupied	1,161
Detached	4,919
Attached	21
Mobile home	572
Multi-Family	276

Figure 10



Source: US Dept. of Commerce, Bureau of the Census, Census 2010, Summary File 1,
Persons per square mile:2010.

Urban Residential

The Urban Residential category refers to densities of development equal to or greater than two dwelling units per acre that specifically should receive the provision of municipal-type facilities and services. Urban residential designations on the 2036 Plan Map in large part reflect the proposed or adopted land use plans of municipalities or the character of residential areas adjacent to municipalities. This category also includes areas adjacent to existing development or settlements that have public water and sewer systems. Specific areas for multiple family (commonly called high density residential) are not excluded from this category, but are not shown separately. The majority of multiple family developments should only occur where public infrastructure is accessible and that occurs primarily in municipalities. Multi-family developments not within municipalities or designated within the planning jurisdiction of municipalities should be discouraged. Once annexation and extension of utilities have occurred, the municipalities can provide diverse housing opportunities in well-designed neighborhoods.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

These important general land use categories relate directly to the County's employment base, tax base and economic development base. Many areas designated for commercial development are based on municipal plans. The County recognizes the importance of balancing future residential and population growth with the generation of additional employment opportunities.

Most of the areas recommended for commercial or industrial land uses are along major state or County highways and are close to concentrations of population. Control of access points and requirement of aesthetic design criteria will be critical concerns in order to prevent inefficient traffic patterns and unsightly strip commercial development. The County's management of these land uses will need to be carefully coordinated with the municipalities. It is anticipated that much of this kind of development will occur only as the properties are annexed and provided with municipal services.

Industry and Labor Climate of Washington County

The population and labor force of Washington County have remained relatively constant over the last two decades. As with the national trend from the recession that began in 2009, Washington County did experience a significant increase in unemployment during the period 2009-2012. As of 2015 unemployment in the county has stabilized, dropping to below four per cent. Despite the recession years, Washington County has seen a sizable increase both in number of persons employed as well as in overall labor force participation. This is in stark contrast to both the state and national labor force trends.

Table 6

WASHINGTON COUNTY LABOR FORCE PARTICIPATION 1995-2015 Annualized Rates

YEAR	LABOR FORCE	NUMBER EMPLOYED	NUMBER UNEMPLOYED	UNEMPLOYMENT RATE
2015	9,320	8,957	363	3.9
2010	8,498	7,882	616	7.2
2000	8,432	8,120	312	3.7
1995	8,010	7,697	313	3.9

Source: http://www.ides.illinois.gov/LMI/Pages/Historical_Monthly_Annual_Data

Figure 11

WASHINGTON COUNTY LABOR STATISTIC TRENDS 1990-2015



Source: Federal Reserve Bank of St. Louis, 12/30/2015

Industrial and commercial activity and labor information within Washington County is represented by the statistics shown from the US Census Bureau's 2012 Economic Census and the Illinois County Statistical Abstract portrayed in Table 6 that follows:

Table 7

**2014 ECONOMIC CENSUS, AMERICAN COMMUNITY SURVEY:
INDUSTRIAL STATISTICS BY NAICS
FOR WASHINGTON COUNTY, ILLINOIS**

Industry	# of Establishments 2014	# of Establishments 2002	Gain or Loss 2002-2014	# of Paid Employees 2014
Manufacturing	13 (15 in 2002)	15	-2	Not specified
Wholesale Trade	32 (34 in 2002)	34	-2	763
Retail Trade	59 (79 in 2002)	79	-20	768
Real Estate, Rental, and Leasing	14 (7 in 2002)	7	+7	14
Professional, Scientific & Technical Services	22 (23 in 2002)	23	-1	92
Administrative Services	16 (17 in 2002)	17	-1	Not specified
Health Care & Social Assistance	25 (28 in 2002)	28	-3	Not specified
Arts, Entertainment and Recreation	5 (4 in 2002)	4	-1	27
Accommodations & Food Services	30 (37 in 2002)	37	-7	336
Information	6 (9 in 2002)	9	-3	23
Other Services	55 (51 in 2002)	51	+4	213
Utilities	1 (3 in 2002)	3	-2	Not specified
Finance & Insurance	32 (33 in 2002)	33	-1	166
*Construction	37 (37 in 2002)	37	0	Not specified
*Mining/Extraction	4 (4 in 2002)	4	0	Not specified
Transportation & Warehousing	22 (30 in 2002)	30	-8	373
Industries not classified	4	4	0	Not specified
Total for All Sectors	383	419	-36	4,811

Source: U. S. Department of Commerce, Bureau of the Census, 2014 County Business Patterns

The County's economic climate is relatively healthy and robust as we enter 2016, and should prove inviting for potential new development. Because we are planning for the future of the County, it is helpful to have some idea concerning the business sectors that can expect growth in the future. The Illinois Department of Employment Security has forecasted the leading growth industries for Southwestern Illinois. The top ten growth industries identified in the forecast and predicted employment levels for Southwestern Illinois are as depicted in Table 8:

Table 8

**SOUTHWESTERN ILLINOIS
PROJECTED GROWTH INDUSTRIES**

Industry	Projected Employment
Educational Services	27,452
Food & Drinking Establishments	21,585
Ambulatory Health Care	10,901
Nursing/Residential Care Facilities	8,936
Administrative and Support Services	8,055
Professional, Scientific & Technical	9,661
Warehousing and Storage	1,964
General Merchandise Stores	9,126
Social Assistance	5,680
Hospitals	12,587

Source: Illinois Department of Employment Security

RETAIL TRADE

Washington County enjoys a fairly robust economy given its population size, but it lacks the presence of any “big box” retailers and major grocers. Where this becomes glaringly obvious is when you look at a comparison between Washington County and some of its neighboring counties. The table on the following page reflects the amount of sales tax dollars distributed to County Governments during 2014. Washington County lags well beyond neighboring counties in sales tax revenues indicating that considerable economic “leakage” may be occurring through county residents patronizing commercial establishments in these neighboring counties.

WASHINGTON COUNTY COMPREHENSIVE PLAN 2016 UPDATE

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Source: Illinois Department of Revenue. [http://www.revenue.state.il.us/LocalGovernment/Distributions/Sales\(Related\)/sales.htm](http://www.revenue.state.il.us/LocalGovernment/Distributions/Sales(Related)/sales.htm)

In comprehensive planning, our attention in utilizing this information is focused upon the land uses necessary to accommodate the needs of existing and growth industries, and in the avoidance of adjacent incompatible land uses.

Highway Commercial

This is a limited land use category specifically used to identify commercial activities that serve the markets provided by transportation corridors, not just the surrounding population. In most instances there is a mix of markets but the primary markets are those of transportation and agriculture and is primarily based upon ease of access .

General Commercial Development

This land use category is used to denote a variety of commercial development possibilities. Depending on the specific location, they may include urban arteries, individual businesses, professional office parks, malls, agri-business uses or areas that are primarily commercial but may contain some warehousing or other uses.

Industrial, Light Industrial, Warehousing (Includes related office facilities and similar large facilities)

The development of land uses in this category generally should occur on large parcels as industrial parks or light industrial centers. Some industrial land uses are "heavy" in nature, others secondary manufacturing, warehousing, distribution, and light industrial uses. Once again, it is recommended that most of these uses be permitted only when they are in developments that are coordinated with transportation facilities and where water and sewer systems are available, since these land uses generally require a high level of utility service and can generate considerable traffic volumes.

Development of these types of land uses will help to ensure a traditional employment base for Washington County and provide an adequate tax base for the general public. These land uses may also be developed as businesses utilizing high technology.

PUBLIC AND SEMI-PUBLIC LAND USES

This land use category includes governmental uses and institutional holdings. This category also represents the incorporated municipalities in Washington County. These communities contain infrastructure, higher densities, mixed land uses and commercial and employment centers. They provide a number of services to their residents including fire and police protection and public water and sewer service.

PLANNING ELEMENTS

DRAFT

PURPOSE

The purpose of this Chapter is to identify, describe and discuss issues that form the core of the 2036 Comprehensive Plan. This identification, description and discussion forms the primary considerations when designating proposed land uses and recommended plan implementation measures.

OVERVIEW OF PLANNING STRATEGY

Over the past decade, the urban edge of the St. Louis metropolitan area has expanded in an easterly direction across St. Clair, Madison and Clinton counties. With Washington County being literally at the edge of this expansion area opportunities for development were anticipated, and raised concerns about the spread of scattered subdivisions and the future of agriculture in the rural areas. As Washington County began the 21st Century it was expected to experience increased development pressure and a trend of conversion of farmland to suburban and urban growth. Over the last fifteen years development pressures materialized only within the southwest quadrant of the County and was due primarily to development at the Prairie State Energy Campus. As the new mine and power generating plant came on line in 2012 a population and residential surge that had been anticipated did not appreciably occur.

The purpose of the 2036 Plan is to provide a statement about County goals and policies and to retain Washington County's historical land use pattern: promote higher density and compact development in the planned growth areas of the County; preserve rural and agricultural uses outside the growth areas and within the balance of the County. Building upon this framework, the Comprehensive Plan identifies three distinctive strategies for the development of Washington County.

Recommended Land Use Strategies

- Distinct land use strategy areas exist in the County: Agricultural/rural corridor Kaskaskia flood plain corridor, Interstate Highway Corridor, and the industrial/extraction Corridor.
- Different approaches and development types may be appropriate for each strategy area and should help to reinforce historical land use patterns.
- Balanced development should be encouraged with land use emphasis building upon the locational characteristics of areas, historic uses and their natural resources.
- Agriculture will continue to be a prevalent and desired land use and will be addressed in a cultural, economic and open space framework.
- An interdependent relationship exists between land use and transportation planning that requires coordinated planning.
- Partnership Planning concepts should be explored to facilitate cooperative planning with municipalities.

Encourage Development Within the Planned Growth Areas

The management of development is best done by encouraging that activity to take place in locations that minimize the negative impacts and maximize the benefits of development. Those locations that reduce the negative impacts and maximize the benefits of development are in and around existing municipalities within Washington County. Those are the locations where public water supplies, public sanitary sewers and stormwater management systems are operating.

The most opportune method of encouraging development to occur in and around existing municipalities is to continue the concept of “growth areas” around those municipalities. The “growth areas” reduce minimum lot size according to the level of public utilities and stormwater management provided. As a result of the 2010 Census the more realistic size of “growth areas” for Washington County would be one-quarter (1/4) mile surrounding each community within the County.

Discourage Development in Floodplains

Washington County will be approaching a crossroad in the future due to growth and expanding municipal boundaries. The choice of balanced and managed growth depends on the cooperation of the cities and villages within the County, where expanding municipal boundaries, extension of public utilities and critical land use decisions will be made.

Encourage a modest population growth

The out-migration of the County’s young adult population should be a serious concern because of the need for a stable population and workforce, and efforts to stem the tide should be undertaken. The Comprehensive Plan Update Committee undertook an informal study to canvas some of the young adults in the County, as well as some that had left the County to determine what steps could be taken to retain more of this population group within the County. The results of that study are included in the Appendix, and some of those recommendations have been incorporated into some of the actions steps recommended by this plan.

Improve County’s presence on the World Wide Web by exploiting Internet Technology

The County is not taking advantage of the important tool that is having an internet web presence. Efforts should be taken to exploit this resource to market the County for Economic Development and workforce enhancement

Expand Economic Development Efforts of the County

Over and over, those responding to the public opinion survey for this committee indicated that not enough is being done in the County on Economic Development. Many were in favor of securing the services of a professional Economic Development specialist, and not just leaving this function up to the municipalities. Economic Development should be a County-Municipality alliance.

LAND USE ELEMENTS

THE LAND USE PLAN

The Washington County Land Use Plan is based on the assumption of modest population growth of approximately 5% over the planning time frame of 20 years. Washington County is evolving as a desirable location for residential and light industrial development. There is also growing potential for commercial and recreational uses in the Washington County Lake area of the County as well as in the western portion of the County in conjunction with the Prairie State Energy Campus, Scott Air Force Base, and MidAmerica Airport.

The intent of the Washington County Land Use Plan is to:

- Continue to maintain a strong residential base within the County;
- Direct major commercial and residential development into areas identified for growth;
- Provide for the extension of infrastructure in these designated growth areas, in particular expansion of the transportation system;
- Improve and diversify the economic base of the County to provide additional jobs for its residents; and
- Conserve the rich agricultural heritage of the areas of the County until growth and development pressures make it necessary to extend utilities and services.

GOAL: Agricultural Preservation

Support the conservation, protection, development and improvement of agricultural lands intended for the production of foods and other agricultural products.



Objectives

1. To protect farmland, a valuable natural resource and an economically productive land use, from premature conversion to other land uses.
2. To minimize conflicts and incompatibilities between agriculture and other land uses.
3. To encourage and promote agriculturally related businesses as a valued element of the Washington County economy.
4. To encourage the effective use of agricultural land in achieving soil conservation goals.
5. To discourage the use of public funds for projects that will have a detrimental impact on the preservation of any designated agricultural lands.
6. To support incentives and assist property owners in maintaining agricultural lands.
7. Maintain agricultural production on farmland beyond the urban service boundaries to minimize speculative land transactions and provide incentive for long term agricultural uses.
8. Support the needs and practices of agriculture as the highest priority in areas designated for agricultural uses.

ISSUE FOCUS

The State of Illinois and Washington County have some of the most productive farmland in the world. Agriculture has been the dominant land use in the County since the early 19th century and still occupies the preponderance of its unincorporated lands. As an industry, agriculture plays a vital role in the County's economy. The encroachment of development into agricultural areas, and the conflicts that arise between farm and non-farm land uses, poses a major threat to agriculture. This plan strongly discourages premature conversion of farmland through protective land use strategies and by guiding residential development toward planned growth areas.

CONSERVING AGRICULTURAL LAND

Washington County has a variety of reasons for implementing farmland protection programs. Agricultural land conservation techniques serve many purposes:

- Protects the best farmland
- Protects the economic base that agriculture brings
- Reduces premature disinvestment in agriculture
- Discourages premature conversion of farmland
- Reduces conflicts between neighbors
- Retains natural systems and open space

The American Farmland Trust has produced an overview of the most common farmland protection techniques in use around the country, and they include the following:

1. Purchase of Agricultural Conservation Easements (PACE) – Also known as purchase of development rights, this is a land conservation technique that helps communities protect one of their most threatened natural resources—prime farmland—from conversion to non-agricultural uses. In PACE programs a governmental agency or nonprofit organization (such as a land trust) buys a conservation easement on qualified farmland. This agreement is recorded with the deed to limit the future use of the land to agriculture, of course with certain benefits to the owner. Depending upon the program, it may be permanent or in place for a designated period of time.
2. Transfer of Development Rights (TDR) – These are programs intended to maintain designated areas in agricultural or open space use while, at the same time, compensating the owners of the protected land for the loss of their right to develop it for non-farm purposes. A typical TDR system establishes both a protection district and a development district. Landowners in the protection district are assigned development rights, but are not allowed to develop their property. Instead, they may sell their development rights to landowners in the development district who may then use these rights to build at higher densities than allowed under current zoning guidelines.
3. Agricultural Districts – These are legally recognized geographic areas formed voluntarily by one or more landowners and approved by one or more government agencies. Districting programs are based on the premise that if farmers are given sufficient incentives to create districts in which farming is the primary activity allowed, and if they are protected from many of the factors that make farming undesirable or unprofitable, they will keep their land in agricultural use.
4. Agricultural Zoning - A particular zoning technique a community selects for protecting farmland should be based on a variety of factors including land development patterns, parcel

sizes and unique local concerns. Following are descriptions of five different agricultural zoning techniques:

5. Point/Numerical Approach - permits non-farm uses on a case-by-case basis, relying on specific standards to gauge the impact of the land use on farmland.
6. Conditional or Special Use-permits non-farm uses on a conditional basis relying on discretionary standards. It is also a special land use permit approach. Non-farm uses may or may not be permitted by the zoning authority whose decision is usually based on several criteria.
7. Sliding Scale-The number of buildable lots allowed under the sliding-scale approach is set by a scale that considers the total size of the parcel owned. Smaller parcels are allowed proportionally more lot splits to total acreage than are larger parcels.
8. Quarter/Quarter-each landowner is entitled to one lot per 40 acres of farmland. Once the farmer has converted the lot or lots he or she is entitled to, it becomes a matter of record, and no further non-farmland development on the parcel is permitted.
9. Exclusive Agricultural Zoning-prohibits all non-farm dwellings in the agricultural zone and severely restricts other non-farm uses. Some special exception uses related to agriculture may be permitted, but non-farm dwelling units are not permitted.

Other techniques used to conserve farmland include:

- Subdivision Ordinances which govern the design of permitted new development and the functioning of development, such as traffic circulation. It sets standards for the division of larger parcels of land into smaller ones, specifying the location of streets, utilities and other improvements.
- Clustering is a design technique that combines zoning and subdivision regulation to permit clustering of housing units and, unlike traditional zoning, allows for mixture of uses.
- Planned Unit Development allows increased residential density clustered on a small part of the agricultural parcel while retaining the balance of the land for long-term agricultural production.
- Agricultural Buffers are well-defined areas located between non-agricultural development and agricultural land. The purpose is to shield agricultural operations from the effects of development and to protect residential areas from the effects of agricultural operations.
- Intergovernmental Agreements are voluntary and are negotiated between cities and the County to protect farmland and establish buffers between cities.

- Right-to-Farm Ordinances act to preserve existing farms and protect farming operations from complaints of suburban newcomers. These ordinances make it more difficult for homeowners to claim their property rights are being infringed on by a nearby farm operation if the operation was in existence when the homeowners bought their property.
- Incentive Programs which provide financial incentives for long-term protection of farmland.

Recommended Policies

1. Protect land best suited for farming from premature conversion by other land uses, and maintain agriculture as an integral part of the County's economy, landscape, and natural resource base.
2. Support incentives to retain farmland, and further limit the circumstances under which farmland operations may be deemed a nuisance.
3. Encourage and support the use of county produced farm products through activities such as farmers' markets and urban produce markets.
4. Support agribusiness services and facilities, such as equipment sales and service, research facilities, nurseries and greenhouses, genetic research, grain dryers, grain elevators and fertilizer services.
5. Encourage, where appropriate, agricultural land use categories in municipal land use plans, and establish transitional areas between development and agricultural land.
6. Support Executive Order 80-4, Preservation of Illinois Farmland and the Illinois Farmland Preservation Act.
7. Promote agriculture as a major County industry.
8. Encourage a wide variety of promotional and marketing activities of County grown and processed materials.
9. Continue the requirement for an advisory report finding by the Zoning Board of Appeals concerning the suitability of the proposed use based upon a numerical point approach to evaluation (Land Evaluation Site Assessment, or LESA, system) when such decisions will allow for conversion of farm land to other land uses.

Goal : HOUSING/RESIDENTIAL DEVELOPMENT

Support and promote the availability of a variety of housing types within Washington County that are based on needs of residents.



Objectives

1. To encourage a variety of housing types to meet the needs of different age groups, family sizes and incomes, with careful attention to the housing needs of young adults ages 20 to 30.
2. To live in areas that are safe, free from environmental and public health hazards, and buffered from incompatible land uses.
3. To ensure orderly County and municipal development with residential land uses and densities consistent with local and County plans.
4. To provide rural residential housing opportunities for those desiring a rural living environment.
5. To encourage and require the appropriate use of Open Space Design principles and techniques in County and municipal planning in a manner that complements the rural nature of the County and as an alternative to conventional suburban sprawl.
6. To maintain existing housing stocks in a safe, attractive manner.
7. To guide new development into compact and compatible growth patterns in which development can be adequately served by transportation, community facilities, public utilities, and other desirable services and amenities, consistent with local jurisdictions and the County land use plan.

ISSUE FOCUS

Residential land use is another important land use in Washington County. Urban/built-up areas comprise only .3% of the total land area in the County, however, increasingly scattered single-family detached housing is springing up, and much of the land being used for this purpose goes to provide larger houses for fewer people. Washington County's intention should be to provide a variety of housing types to accommodate all types of people, family sizes, and incomes. It is also desirable to prevent premature conversion of agricultural land and promote a sense of community rather than contribute to conventional suburban sprawl.

RESIDENTIAL CHARACTER

Residential character is the appearance and “feel” of a residential area. As growth occurs in the County, new development should be encouraged to fit into the town fabric which helps to reinforce a local sense of place as people take pride in their home and neighborhood. Good residential character is neighborhood-oriented and is integrated with the natural environment.

The creation of residential zoning districts consistent with municipal land use plans that place residential districts next to municipal boundaries where infrastructure is available is most likely to produce the planned growth the County is seeking. In rural areas, agricultural districts with very large lot requirements up to 40 acres helps to discourage premature conversion of farm lands to residential uses.

It is recognized, however, that demands and pressures for large lot residential development in rural areas will likely occur. Zoning classification for large lot development allows for limited rural development in locations that are not considered prime for agriculture. These large lot subdivisions should be developed to a high standard and include adequate public facilities to serve its residents. Included is a requirement for public water, street design and construction that meets the minimum standards in the County’s Subdivision Ordinance, and provides adequate sewage disposal. Subdivisions of six lots or greater should be served by a common sewage collection system with secondary effluent treatment approved by the Illinois Environmental Protection Agency.

County and municipal development regulations must make development more economically attractive and rewarding if most new development is to actually locate adjacent to municipalities and their existing infrastructure. The creation of density and other incentives, such as simplified Planned Unit Development procedures, in conjunction with open space design or other design features is recommended.

It is recommended the County initiate a discussion concerning a future land percentage that would be maintained in agriculture production. This recommendation presupposes that a balanced future land use pattern is desired and necessary for a high quality of life for County residents.

Finally, it is recommended the County acknowledge the need to resolve the limited housing opportunities of young adults who often must leave the County following the completion of their education. The lack of desirable housing for this age group is one major contributor to the diminishing population of the age group within the County, and ultimately contributes to a static population, a reduction in the economic base, and reduction of the education level of the County.

Recommended Policies

1. Encourage an open housing market throughout the entire County which provides housing regardless of age, race, religion, ethnic background, or income level.
2. Discourage residential development in areas where it would be detrimental to County farmland preservation goals.
3. Promote and encourage rural residential development that is consistent with the ability of the community to provide services.
4. Promote residential development that attracts a younger population, such as townhouses, condominiums, and upscale apartments by exploiting the County's Planned Unit Development provisions within the Zoning and Subdivision ordinances.
5. Apply best management practices to the development of land with physical limitations for septic systems and high erosion potential.
6. Require that residential developments preserve and enhance natural features such as vegetation, wildlife, waterways, wetlands, topography and scenic vistas.
7. Require that new development adjacent to farms provide a suitable buffer through the use of berms and/or natural landscaping.
8. Consider development regulation revisions that reflect new techniques and innovations to facilitate housing development, rehabilitation, and construction.
9. Encourage residential development to occur within, or adjacent to, existing municipalities, rural villages or unincorporated residential areas.
10. Assist the rural villages with property appearance violations such as junk vehicles and property maintenance issues.
11. Encourage all new housing, including manufactured and modular units, be affixed to a full permanent perimeter foundation.
12. Discourage residential strip highway development.
13. Pursue development regulation changes in the Zoning and Subdivision Ordinances that reflect new techniques and innovations to facilitate housing development, rehabilitation, and construction and which preserve the qualitative aspects of the County's natural landscape conditions including landform, slope, vegetative cover, and natural drainage patterns.
14. Consider the feasibility of implementing an innovative incentive program such as a limited, temporary real estate tax abatement, in whole or in part, for young families who are first-time home buyers in the County to offer young families an opportunity raise their families in Washington County.

Goal: COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Promote the spirit of growth and the development of the local employment base to diversify the area's economy to provide for personal income growth by using all economic development tools available to attract and retain business and industry.



Objectives

1. To facilitate the retention and expansion of employment opportunities resulting from existing commercial , office and industrial uses, and by attracting new enterprises.
2. To provide an adequate supply of goods and services throughout Washington County.
3. To promote new employment opportunities by stimulating growth by attracting new commercial developments.
4. To encourage the growth of agricultural-related business in farmland areas.
5. To encourage all developments to be compatible with surrounding land uses.
6. To encourage the redevelopment and improvement of older centers , buildings or industrial sites.
7. To encourage the coordination of commercial and industrial development activities on a countywide basis.
8. To encourage workforce development by supporting education and technological innovation in cooperation with area vocational schools, colleges and universities in job training, and encourage opportunities for technological development and implementation in Washington County.
9. To facilitate the retention and expansion of employment opportunities resulting from the existing industrial base and by attracting new industrial development.
10. To provide for economic diversity within the County.
11. To encourage the coordination of commercial and industrial development activities on a Countywide basis

ISSUE FOCUS

Commercial and office services land uses provide a major percentage of jobs in Washington County and are one of the primary sources of local government revenue from sales and property taxes. The

variety of commercial land uses includes traditional downtown, heavy commercial, neighborhood commercial, highway commercial, and agricultural. Services are also within this land use category. Commercial and service development types can be attractive contributors to an area's well-being, or they can be sprawling, cluttered development.

Industrial development is an extremely competitive area, and virtually all local governments covet the jobs inherent with industrial development. Washington County has a relatively short development history, but the general decline in the manufacturing sector of the national economy have certainly been felt here. Industrial development in rural areas is extremely important in order to provide a diversified economic base for the population and revenue stream for local government. Intergovernmental cooperation enhances industrial development opportunities providing coordinated efforts to retain and attract additional industry to the County. "A rising tide raises all boats."

COMMERCIAL DEVELOPMENT AREAS

The majority of commercial area in Washington County occurs within or adjacent to the more urban municipalities of Nashville, Okawville, and Wamac, and aggregates along transportation corridors. Commercial development is vital to the County and is to be encouraged but guided by "smart growth" public policy decisions in the following areas:

Urbanized Downtowns – Characterized by historical architecture and merchant traditions, urbanized downtowns are likewise the home of banking, legal, insurance, restaurant and financial services. Each downtown is unique and should be cultivated, and municipalities should be encouraged to exploit this uniqueness to optimize their effect on the Washington County economy.

Heavy Commercial – This land use includes regional malls, business and office parks, and areas of intensive commercial activity within or adjacent to municipal areas. This land use provides a constant revenue stream and draw in the regional population, and are extremely important to the municipalities in which they are located as well as the County. This represents desirable development that needs to be encouraged and supported with appropriate incentives and development regulation.

Urbanized Arteries – This land use category differs from Highway Commercial in that, if not within a municipality, the municipality is nearby. It includes strip developments and relies upon the traffic count of the artery on which it is located, catering to automobile traffic. This type of development can represent job and revenue producing ventures, but frequently leads to leap-frog development and sprawl. Mitigating these undesirable circumstances by County-Municipal cooperation that encourages alternative sites closer to city centers and available public services is the ideal.

Highway Commercial – This land use differs from Urbanized Arteries in that it is often a strip development in an unincorporated area that may be somewhat distant from a city or town. This use is dependent on the transportation corridors and interchanges, and not necessarily on an urban area. This land use is very limited in Washington County primarily because of the expanses of agricultural areas and occurs primarily along the Interstate highway that traverses the County. In light of operations at the Prairie State Energy Campus and new interest in coal mining operations within the region, possibilities to expand this land use category exist for the County. Careful policy decisions must be made to ensure these uses are spaced reasonably because they may be occurring exclusively along rural state and county highways that are not limited access roads.

Rural/Agricultural Commercial – This land use serves the important task of servicing distribution and processing for agricultural products and farmlands, and are vital to state, county and local economies. These uses should be encouraged to locate within rural municipalities to strengthen the bond between village and farm. Redevelopment of existing facilities should be encouraged.

INDUSTRIAL DEVELOPMENT AREAS

Most industrial land uses have occurred within or near city and villages in the County because this is where the necessary infrastructure and workforce is located. Acknowledging this, the County and the municipalities need to work closely together to attract new industrial development, and to mitigate the potentially adverse impacts of industrial development. Such intergovernmental cooperation also helps to ensure a good mix of housing and job development with appropriate buffers in between so that sprawl is minimized and community character is maintained.

The County, because of its proximity to the St. Louis Metropolitan area, must be aware of the impacts of development on the entire St. Louis region. Although Washington County is not included in the Metropolitan St. Louis Interstate Air Quality Control Region as designated by the U.S. Environmental Protection Agency, air quality must be a paramount concern. Of the 12 bi-state counties included in this region all five Missouri counties, and three Illinois Counties (Madison, St. Clair and Monroe) have been classified as moderate non-attainment areas for ozone standards. Non-attainment areas are subject to the threat of federally imposed sanctions on development due to air quality. Washington County is adjacent to St. Clair County, and as such, air quality considerations should factor into new industrial development decisions made by the County and its municipalities. In this context, Washington County should to encourage industrial development in the areas where transportation and municipal services are readily available, and the expansion of existing industrial developments should be encouraged.

Figure #12



Source: U. S. Environmental Protection Agency (EPA)

Recommended Policies

1. Coordinate with the Illinois Department of Commerce and Economic Opportunity, local economic development organizations and chambers of commerce to foster planned growth and with regard to the marketing and development of commercial and industrial areas of the County, supporting intergovernmental agreements that seek to resolve conflicts which may arise.

2. Encourage, assist and cooperate with local units of government and chambers of commerce to support and provide programs of benefit to existing employers for the retention and expansion of their local economic base, and that are attractive to potential employers.
3. Support and assist local government entities in the preservation of downtown buildings as redevelopment opportunities.
4. Encourage and assist local communities in the promotion, retention and expansion of their local industrial base, and encourage the redevelopment of brownfields areas which are now, or have been previously, economically important to the County.
5. Work with rural communities to expand commercial and office opportunities that meet rural needs.
6. Encourage and promote agricultural-related business and industry in Washington County including research of and production of agricultural-related goods and services.
7. Establish and recommend high quality model design techniques, innovations and preservation standards for new development throughout the County, requiring that commercial developments preserve and enhance natural features such as local vegetation, wildlife, wetlands, topography and scenic vistas through the coordination of design guidelines and the Zoning and Subdivision Ordinances.
8. Work with municipalities concerning the detriments of unplanned development outside municipal boundaries and seek to prevent this practice.
9. Prevent sprawling non-agricultural uses in unincorporated areas that are not an integral part of an area development plan, and encourage appropriate transportation-serving uses at highway intersections.
10. Encourage planned commercial and office parks to maximize infrastructure investment, to reduce storm water impacts and to produce a more efficient commercial environment by encouraging sites at designated intersections, including parking, access, lighting and signage.
11. Encourage and promote agricultural-related business in rural Washington County including the production, sale and research of agricultural-related goods and services.

Goal: OPEN SPACE, RECREATION, AND ENVIRONMENTAL RESOURCES ELEMENT

Plan and guide all development decisions to consider the conservation and wise use of our air, soil, water resources and the natural environment of Washington County so that what results is an attractive and healthful total environment, both natural and man-made.



Objectives

1. To preserve Washington County open space as the cornerstone of natural resource protection.
2. To encourage the retention of open space for recreation, wildlife habitat, historical and archaeological preservation and conservation.
3. To protect environmentally sensitive areas from deterioration or destruction by private or public actions.
4. To foster public awareness, education, and support of environmental and open space management.
5. To enhance the County's visual identity and community character by preserving natural areas, landscapes, and scenic vistas, including the historic, cultural, and archaeological resources they incorporate.
6. To provide a variety of Countywide outdoor settings and recreational activities in proportion to the needs of an expanding population.
7. To encourage the protection of floodplains, wetlands and the natural drainage systems, and to encourage watershed level storm water management practices.
8. To encourage the protection, preservation and conservation of prime soils for agricultural use.
9. To ensure that the extraction of mineral resources occurs with minimal environmental impact and within adopted regulations of the State and County.
10. To achieve public awareness that a major component of the natural environment is an interacting system of land and water resources.
11. To protect and enhance the quantity and quality of potable ground water and potable surface water supplies for current and future generations.
12. To protect and improve the surface water quality and beneficial uses of ponds, lakes, rivers, streams, and wetlands.
13. To reduce point source discharges of pollutants into lakes, rivers, and streams.
14. To reduce non-point source discharges of pollutants into ponds, lakes, rivers and streams.
15. To foster, through watershed planning, a better understanding of our finite and irreplaceable water resources, and how they are affected by changes in the natural environment and land use and development activities.

Function of Open Space

There are two chief functions of open space: environmental protection and community well-being. Well-planned open space areas can serve both of these functions and provide a crucial link between the natural and human environments.

Open space provides environmental protection through (1) natural areas preservation (2) wildlife and native plant habitat protection; (3) surface water quality protection; (4) non-structural flood control; and (5) protection of ground water systems.

Open space provides community well-being through: (1) community identity and separation; (2) aesthetic qualities preservation; (3) recreational opportunities; (4) transportation opportunities; (5) educational and spiritual enrichment; (6) cultural and scientific resource protection; and (7) property value enhancement.

Open space as used in this context includes recreation and conservation areas. This category reflects existing ownership of larger properties, generally over ten acres in size, by public and private bodies. These existing areas provide a framework for the provision of additional open space, recreation and conservation areas through linkages and expansions.

The open space areas relate directly to the various functions of open space. They range in size and function from small playgrounds, providing active recreational opportunities, to several hundred-acre areas, offering wildlife habitats, natural area protection, and passive recreational pursuits. Also included are private and institutional land holdings. Although these areas may or may not be generally accessible to the public, they do provide a number of recreational and open space functions and the plan recommends connecting them to other open space areas when feasible. These lands include trails and greenways, major state recreation facilities, large parks -- areas that provide visual open space and community separation, preserve important woodlands and wetlands, protect critical wildlife habitats, and also provide important scientific, cultural and educational opportunities to the citizens of Washington County.

This category includes areas recommended for both public and private open space uses. The provision of additional open space is considered an important part of the County's planning program. The areas indicated could become either major additions to existing public open space or serve as linear connections, trails or storm water corridors between larger areas of open space. Areas along and adjacent to some of the existing open space lands should be preserved in the countywide open space system.

WATER RESOURCE MANAGEMENT

Many of Washington County's water resources reach beyond County boundaries. Hence, federal, state and regional coordination is needed for effective water resource management in the County and across Illinois. At the local level, the County and its municipalities need to continue to strengthen

implementation measures to protect and manage the quality of its water resources, especially the shallow aquifers.

Water Resource Protection Guidelines

Ground Water:

Proper handling and disposal of chemicals and fertilizers
Proper installation and maintenance of private sewage disposal facilities
Lining of landfills and proper treatment of leachate
Sealing of abandoned wells
Use of water conservation plumbing fixtures and repair of plumbing leaks
Use of native plants

Surface Water:

Soil erosion and sediment control on construction sites
Conservation tillage and proper application of chemicals and fertilizers for agriculture production
Best management practices for new site development
River, stream, and wetland buffer strips

Ground Water and Surface Water

Reduce air pollution from fossil fuels that create acid rain
Reuse and recycle wastewater
Wetland protection and recreation
Appropriate planning and management of wastewater discharges from new development.

FLOOD PLAIN AND STORM WATER MANAGEMENT

The challenge facing Washington County is to support agriculture and accommodate future growth while maintaining high water quality and sufficient water quantity throughout the County. Watershed planning is the most effective means of addressing countywide water quality issues because it is a holistic approach that encompasses (1) minimizing impervious surfaces, (2) utilizing best management practices, and (3) cooperative governmental planning for the management of streams, lakes, wetlands, flood plains, storm water, and wastewater throughout an entire watershed.

The 208 Water Quality Management Plan

In 1972 Congress approved the Clean Water Act which set very high water quality goals for the nation. The Clean Water Act requires that plans for restoring and maintaining water quality be prepared at the areawide level. In compliance with that mandate the “208 Areawide Water Quality Management Plan in 1979 for Southwestern Illinois” was developed by the Southwestern Illinois Planning Commission. The 208 Plan recommends to local governments strategies to control both point and non-point sources of pollution by emphasizing:

1. Restoration and maintenance of the chemical, physical, and biological integrity of the region's waters.
2. Elimination of all pollutant discharges into the region's waterways.
3. Water quality that provides for the protection and propagation of fish, shellfish, and wildlife and provides for human recreation, wherever attainable.

Point Sources:

Conventional wastewater treatment plants

Combined sewer overflows

Industrial plants

Illegal septic pumpage dumping

Yard waste dumping

Mining operations

Landfills

Feed lot and livestock runoff

Non-Point Sources:

Construction site soil erosion

Agricultural soil erosion

Agricultural chemical runoff

Lawn chemical runoff

Impervious surface runoff, including oils, grease, gasoline spills, tire wear, de-icing salts, etc., from roadways, driveways and parking lots

Acid rain from air pollution

River and Stream Management:

The federal government supports several programs directed at stream protection through the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency. The Illinois Department of Natural Resources regulates stream modification.

A key best management practice (BMP) in river and stream management is to protect the river and stream corridor. The corridor then acts as a buffer strip to protect stream banks from erosion, filter out pollutants, store and transport flood waters, provide wildlife and aquatic habitat, and screen sensitive areas from potential adverse effects of development.

The Biological Stream Characterization (BSC) program is a five-tiered classification system ranging from excellent to very poor and was developed by the Illinois Environmental Protection Agency and the Illinois Department of Natural Resources. The BSC rating was instituted to determine the environmental condition of streams and to monitor changes in the streams over time. As Washington County experiences growth and development, it is essential that the BSC rating for each individual stream be maintained and improved wherever possible.

Wetland Management

Wetlands are a sensitive environmental resource, integral to the hydrologic cycle. Wetlands are ecosystems periodically inundated by water. There are several types of wetlands, differentiated by duration of water inundation, soils, topography, and plant species. Wetland types found in Washington County are wet prairie, marsh, fen, bog, swamp, and riverine wetlands.

Wetlands provide multiple uses and benefits to the human and natural communities in Washington County. Some of these are: (1) provide temporary floodwater and runoff storage; (2) protect water quality by absorbing floodwater contaminants; (3) provide important wildlife habitat through food, water, cover, nesting, and breeding grounds; (4) shape urban form by serving as logical boundaries to development and by buffering incompatible land use; (5) provide educational and passive recreational opportunities; and (6) enhance the natural beauty of the area.

Ecological Functions Of Wetlands

- Protect the quality of surface waters by slowing the erosive forces of moving water.
- Reduce flood peaks by providing a natural means of flood control, pollution filtering, and storm water damage protection, thereby protecting against the loss of life and property.
- Improve water quality by intercepting and reducing water-borne sediments, excess nutrients, heavy metals, and other pollutants.

- Provide food and shelter, breeding, spawning, nesting and wintering habitats for fish and wildlife, including migratory birds and commercially and recreationally important species.
- Provide habitat protection for many threatened and endangered species of plants and animals.

Currently, at the federal level, large wetlands are protected from major development activities by the U.S. Army Corps of Engineers. Resource limitations constrain the Corps from protecting small wetlands, like some found in Washington County. At the state level, the Illinois Department of Natural Resources reviews projects impacting streams, lakes, and wetlands.

Wetland management entails protection, enhancement and sometimes wetland mitigation banking. It is necessary that County wetlands be protected and enhanced because of their role in water resource management.

Wetland Mitigation Banking

Wetland mitigation can involve wetland banking, a method of compensating for wetland losses due to development. Wetland mitigation banking is the construction of a large wetland in a central location from which project owners or others may purchase credits to compensate for unavoidable impacts on small wetland areas. The idea of wetland banking emerged in the early 1980s when it was becoming clear that on-site mitigation of wetlands by developers lacking wetland expertise were often unsuccessful. Construction of a wetland bank involves the expertise of ecologists to help ensure the success of the new larger wetland. Both the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency (USEPA) are generally supportive of mitigation banking.

Flood Plain Management

A flood plain is an area of low-lying, flat ground on either side of a river, stream, pond, or lake subject to periodic inundation by flooding. Flood plains perform important drainage and hydrologic functions. After heavy rains, snow melt, or ice jams, rivers and streams may overflow their banks causing considerable damage. Any loss of flood plains will cause increased flooding and damage, especially upstream.

In addition to drainage, flood plains also (1) control pollution by settling out sediment from slow moving waters in flood storage areas; (2) provide wildlife habitat; (3) provide passive recreation areas for hiking, bicycling, and cross country skiing and active recreation areas such as playing fields; (4) shape urban form; and (5) enhance scenic beauty.

Federal and state agencies provide only minimum regulations for new developments in flood plains. The Federal Emergency Management Agency (FEMA) requires only that new structures in flood plains be elevated to the level of the 100-year flood; this regulation is enforced in coordination with

the Illinois Department of Natural Resources, Office of Water Resources (formerly, the Illinois Department of Transportation, Division of Water Resources). The Office of Water Resources has encouraged local governments to adopt more stringent standards for development in flood plains.

Recommended Policies

1. Implement an open space and greenway system for its environmental, aesthetic, social, and economic benefit.
2. Protect biodiversity by preserving, re-generating, and restoring natural areas.
3. Incorporate environmental design criteria in development controls and County ordinances to protect natural, scenic, historic, archeological, and environmental areas and to minimize adverse impacts.
4. Encourage the increased use of non-acquisition techniques such as conservation easements, and dedications as useful methods for implementing local, County, and regional open space plans.
5. Coordinate open space planning and preservation with protection and maintenance of County water resources.
6. Encourage a network of natural corridors, primarily along waterways and interconnecting protected areas, to permit wildlife movement between areas.
7. Encourage the protection, preservation and conservation of groundwater and surface water quality.
8. Encourage alternatives to septic systems and high chemical input soil uses.
9. Encourage the development of open space for the recreation, aesthetic and ecological needs of the County.
10. Encourage environmentally sustainable recreational uses of land in floodplains and areas adjacent to waterways and other natural open space.
11. Protect ground water, a key source of potable water in Washington County, and encourage water conservation programs.
12. Develop a comprehensive set of countywide water resource management regulations which preserve and protect watersheds, stream banks, flood plains, wetlands, and ground water recharge areas.
13. Require new developments to document and report proposed sources of potable water supply.

14. Preserve and improve the water quality of Washington County in order to maximize the potential for wildlife habitat, recreational, and other uses.
15. Manage wastewater treatment in an effective and environmentally sound manner conducive to public health, including the encouragement of wastewater recycling and reuse systems with land application to eliminate point discharge of wastewater into creeks.
16. Develop a multiple use/multiple benefit demonstration site in a selected watershed to effectively demonstrate how integrated land use and water resource management improves stream quality.
17. Protect and preserve wetlands as an essential component of the hydrological system and wildlife habitat, and restore degraded wetland areas where possible.
18. Promote and encourage the use of design techniques, best management practices, and other methods to ensure that imperviousness within developing watersheds is minimized.
19. Encourage municipalities to adopt the same or similar regulations for storm water, soil erosion and sediment controls.
20. Support multi-county watershed planning that will build upon the Kaskaskia and other Watershed Planning Teams support for necessary storm water legislation.
21. Support land use, zoning and site development standards that are responsive to flood protection issues such as the requirement for on-site detention/retention systems and reduced erosion and sedimentation.
22. Support the protection and creation of wetlands for storm water storage and bio-filtration as well as for fish and wildlife habitats.
23. Support and encourage agricultural practices that reduce runoff, peak flows, erosion and sedimentation.
24. Enforce storm water drainage and detention, soil erosion and sediment control regulations for new development and redevelopment within the County.
25. Enforce countywide flood plain and storm water management regulations which preserve and protect watersheds, stream banks, flood plains and wetlands.

Goal: **HISTORIC PRESERVATION**

Protect and maintain local historic and cultural resources that preserve and contribute to the character of Washington County.



Objectives

1. To protect and maintain historic resources that contribute character and attractiveness to Washington County and provide an identity and a sense of “place”.
2. To encourage economic development and increased property values through historic preservation and restoration.
3. To promote and enhance tourism within the County.
4. To provide educational opportunities regarding the value of the County’s archaeological, architectural and historic assets.
5. To coordinate the County’s preservation efforts with those of municipalities and with state, federal and private historic preservation agencies.

Focus

The goal of an historic preservation program is to preserve the unique character of the County and to protect its valuable historic resources. A historic preservation program addresses a variety of issues, including the preservation and redevelopment of older structures in the various municipalities, protection of historic resources and landscape, and to balance new development.

This element examines:

Historic Preservation Character; and

Historic Preservation Resources.

HISTORIC RESOURCE PRESERVATION

The preservation of the County’s historic resources is accomplished through integrated planning, continued and adaptive use of existing sites, providing information and resources for maintaining older buildings, and public education and awareness of preservation issues and solutions.

Currently, there are three buildings on the National Register of Historic Places in Washington County:

Table 10

National Register of Historic Places Buildings

NAME	IMAGE	DATE LISTED	LOCATION
Louisville and Nashville RR Depot		03/01/1985	101 E. Railroad St, Nashville
Original Springs Hotel and Bathhouse		12/22/1978	506 N. Hanover St., Okawville
Frank Schlosser Complex		08/15/1983	W. Walnut St., Okawville

An important part of historic resource protection is to demonstrate how existing buildings can continue to meet the demands of contemporary life. This can be accomplished through sensitive rehabilitation and by construction of additions that complement the scale and character of the building and neighborhood. Creative solutions for upgrading structural, mechanical, electrical and plumbing systems are available for commercial and residential buildings. Careful planning with regard to zoning and land use issues can increase the availability of existing buildings to meet changing uses and demands.

Continued and regular maintenance is crucial to protecting the integrity and future use of historic buildings and homes. Building neglect reinforces public perception that old buildings are of little value.

Successful historic preservation efforts require citizen support. The general public needs to be educated to the importance of Washington County's historic resources.

Recommended Policies

1. Encourage the preservation of older structures to retain a sense of identity, visual beauty, and architectural diversity.
2. Facilitate the reuse of existing buildings in ways appropriate to their character.
3. Encourage new development through economic development incentives that encourage compatibility with existing architecture.
4. Support municipalities in their historic preservation efforts.
5. Provide technical information to assist property owners in research and restoration efforts.

DRAFT

GOAL: TRANSPORTATION/CIRCULATION

Provide safe, efficient transportation systems that guide future development and that are compatible with existing land uses. Transportation.



Objectives

- To foster efficient movement of traffic and goods into, within and out of the County.
- To pursue improvement of the County's transportation system in order to support continuing growth and development of the County's economy.
- To assess the need for public transit services and facilities in order to provide increased mobility to potential transit riders.
- To provide for increased mobility of persons and goods to reach destination points with less cost and time investments.
- To develop a balanced intermodal transportation system that facilitates commerce, reduces congestion, adds to the available travel options, and increases personal mobility.
- To coordinate the transportation element with other planning efforts including land use, open space/recreation, economic development and other regional, state and federal transportation planning activities so that transportation systems can accommodate the travel needs generated by land use.
- To preserve the rural roads and scenic vistas of Washington County.

FOCUS

The future transportation system in Washington County will be affected by a number of factors. These factors may include existing road patterns, major impediments to traffic, location of major new traffic generators, growth trends, construction of new roads, and the location preferences of new development. Although the County cannot control all the factors that will influence its future transportation system it can provide some direction as a guide to achieving an adequate and efficient system through its zoning and subdivision regulations and in its future development decision making.

Typical suburban land use patterns are a leading cause of traffic congestion, which in turn contributes issues with the local quality of life. Balancing new growth with transportation

enhancements is the primary means of achieving mobility while protecting the County's environment and community character.

THE TRANSPORTATION AND LAND USE RELATIONSHIP

The key factors relating land use and transportation involve where people live in relation to their place of work, shopping and services, and the means people use in getting to and from their destination. Where people live, work and shop is a land use concern. How people travel represents the land use and transportation relationship. In Washington County the most common mode of transportation is single occupant vehicle primarily because the primary residential land use pattern is the single-family home which is usually located at a distance from work and services. These single-family homes produce more vehicle trips than any other type of residential land use, especially in the absence of meaningful public transportation.

Right-of-way protections and preservation is essential for the proper coordination of land development and transportation improvement. Within Washington County rail, highways and utilities occupy rights-of-way. Regional policy, in the form of updated subdivision regulations allows for the protection of existing rights-of-way and future corridors.

There needs to be a balance between land use and transportation services. Long range planning for transportation provides the coordination needed to achieve mobility, cost efficiency and environmental protection.

Recommended Policies

1. Adopt an Official Map designating arterial and collector routes for Washington County.
2. Coordinate transportation improvements with watershed planning efforts.
3. Coordinate County transportation improvements with affected municipalities, Townships, and Illinois Department of Transportation (IDOT).

Goal: COMMUNITY AND ECONOMIC DEVELOPMENT



Maintain a sound and diversified economic base for Washington County while preserving the rural and small town atmosphere of the County, characterized by an attractive and healthy environment which can be adequately served by transportation facilities, community facilities, public utilities and other urban services and amenities.

Objectives

1. To encourage balanced development within the County.
2. To preserve County's agricultural base.
3. To provide for economic diversity within the County.
4. To provide for protection of natural resources and recreational opportunities.
5. To portray the County's rich historical heritage and foster the important tourism industry.

ISSUE FOCUS

Economic Development provides jobs, tax revenue, sources of goods and services, and markets for agricultural products. Community development enhances the provision of public services and general quality of life. Economic Development opportunities bring with them inevitable change and growth that needs to be carefully managed and planned.

Community Development

The management of development is best done by encouraging that activity to take place in locations that minimize the negative impacts and maximize the benefits of development. Those locations that reduce the negative impacts and maximize the benefits of development are in and around existing municipalities within Washington County. In those locations are public water supplies, public sanitary sewers and stormwater management.

The most opportune method of encouraging development to occur in and around existing municipalities is the creation of an "incentive overlay district" - planned growth areas - around those municipalities. The "incentive overlay district" reduces minimum lot size by the level of public utilities and stormwater management provided.

Washington County will be approaching a crossroad in the future due to growth and expanding municipal boundaries. The choice of balanced and managed growth depends on the cooperation of the cities and villages within the County, where expanding municipal boundaries, extension of public utilities and critical land use decisions will be made.

Economic Development

The focus of this issue is the status of existing economic activity and conditions, and looks to what future conditions might be desirable. Economic development is not only described by the type and level of business activity, but recognizes the importance of attracting dollars to the local economy, and having those dollars circulate for as long as possible in the local area before they are lost to other geographical areas. This spending of local dollars outside the local area is called “leakage”.

Goals and objectives for Community and Economic Development are intended to identify potential opportunities to pursue appropriate community and economic development activities.

Recommended Policies

1. Enhance efforts for development opportunities along Interstate-64 and exploit the existence of three interstate interchanges within the County.
2. Poise the County to take advantage of emerging development related to the Prairie State Energy Generating Campus and the future of hydraulic fracturing activities.
3. Encourage commercial and recreational development opportunities around Washington County Lake.
4. Actively pursue opportunities for the expansion of the employment base of the County.
5. Encourage diversification of skills and educational backgrounds for the labor force of Washington County, and partner with efforts of South Central Illinois Growth Alliance (SCIGA) and Kaskaskia.
6. Enhance the agricultural economic base and roots of the County.
7. Work with areawide economic development organizations and others to assist in the retention and expansion of existing businesses.
8. Develop an active marketing effort of the County to attract new business and industry.

9. Consider the hiring of an Economic Development Coordinator for the County, or enlisting a contractor for Economic Development activity for the County, to ensure a more organized approach as well as to coordinate with the activities of the municipalities and other state and federal entities.
10. Improve the County's website and web presence on the internet making it a tool for "branding" and marketing the County.

DRAFT

GOAL: PUBLIC SAFETY

Continue to provide for high quality public safety and emergency services that meet the needs of all residents of Washington County.



Objectives

1. To foster high quality law enforcement protection throughout Washington County in a cost-effective coordinated manner.
2. To foster high quality fire protection and ambulance services throughout Washington County in a cost-effective manner.
3. To encourage high quality emergency dispatch throughout Washington County in a cost-effective manner.
4. To support disaster mitigation, preparedness, response, and recovery from all types of disasters.

As growth and development occurs in Washington County it becomes even more important to consider the potential impacts to existing and future residents. Protection of the health, safety and welfare of citizens is a paramount responsibility of County government. Coordination of law enforcement, fire protection, ambulance and emergency dispatch, the Emergency Services and Disaster Agency (ESDA) and the County Health Department needs to be a priority of County government in a coordinated and cost-effective manner, and in coordination with municipalities, state and federal governments.

Recommended Policies

1. Assist the municipal, regional, state and federal governmental agencies in protecting the health, safety and welfare of its citizens.
2. Promote crime prevention through the use of innovative prevention programs.
3. Encourage the strict enforcement of public safety standards and consider adoption of applicable building codes.
4. Support continued cooperation between the separate emergency dispatch agencies.
5. Maintain a strong Ambulance Service and County Hospital.

Goal: COOPERATIVE PLANNING



Washington County will work closely with the various local jurisdictions within the County to achieve a shared community vision for the region.

Objective:

Coordinated planning efforts and development with Federal and State entities as well as regional partners and municipalities within the County.

FOCUS

This 2036 Comprehensive Plan focuses on the County's efforts and needs to manage the land within its borders to maintain and improve the quality of life for all County residents. Managing land and how it is used is what this Plan is all about.

Management of any asset for any purpose always involves choices. Those choices involve costs, methods, timing and results desired. The recommendations for implementing this plan involve those same variables. The additional element the County must consider is the choice and application of specific tools to use in its management efforts.

County-Municipal Cooperation

Perhaps the most important recommendation in the Plan is for County-Municipal cooperation. Previous subjects in the Plan note areas where cooperation is necessary for each party to be successful.

Areas of cooperation include, but are not limited to:

- a) The mile and one-half area around municipalities where the County and the municipality have certain statutory planning and enforcement rights
- b) Watershed planning for water quality and storm water purposes necessarily involves multiple political jurisdictions
- c) Transportation planning always involves multiple political jurisdictions.
- d) Greenways, trails and large recreation facilities benefit multiple political jurisdictions.

To initiate a process for cooperation with municipalities the County could select a limited objective in one or more of the four preceding subjects a) through d); select a geographic area where an opportunity or problem exists and approach the municipality(s) involved with an offer to form a planning partnership for a specific purpose.

Recommended Policies

1. Work with the various jurisdictions within Washington County to achieve consensus and a shared community vision.
2. Establish a regular visioning component as part of the on going planning process to achieve an understanding of the evolution of the County's Goals, Objectives, and Policies.

DRAFT

APPENDIX

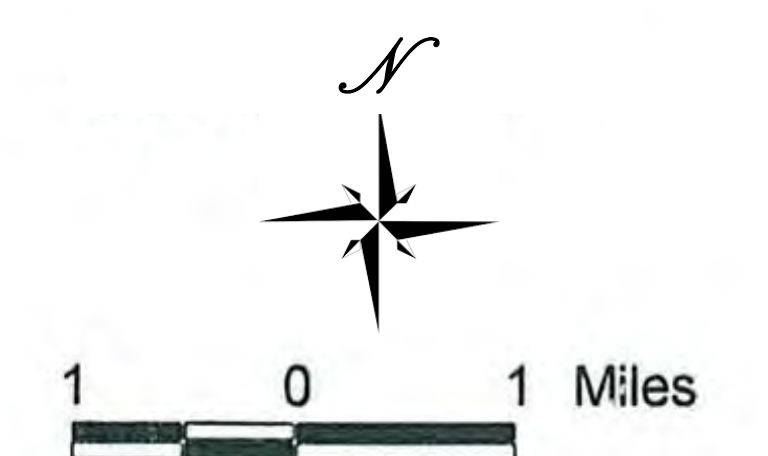
2036 LAND MANAGEMENT PLAN

Washington County, Illinois

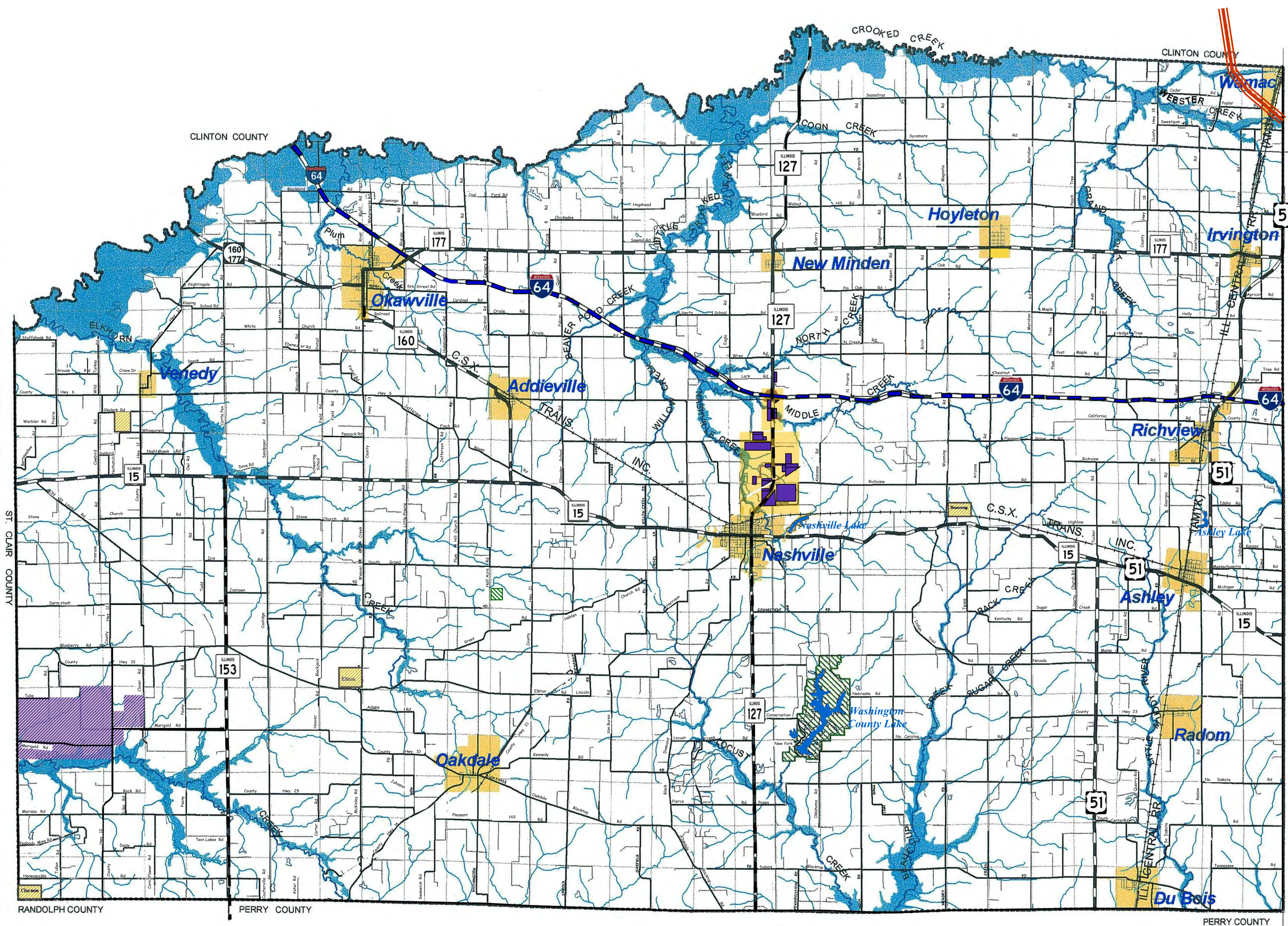
Legend

-  Proposed Road Realignment (U.S. Route 51)
-  Railroads
-  Interstate Highway
-  U.S. Highway-State Highway
-  Local Roads
-  Minor Streams
-  Major Streams
-  Lakes and Reservoirs
-  Open Space
-  Flood Hazards Areas
-  Incorporated Growth Areas
-  Industrial and Commercial
-  Special Use for Industry
-  Unincorporated R-2 Residential

December 2015



Southwestern Illinois Planning Commission



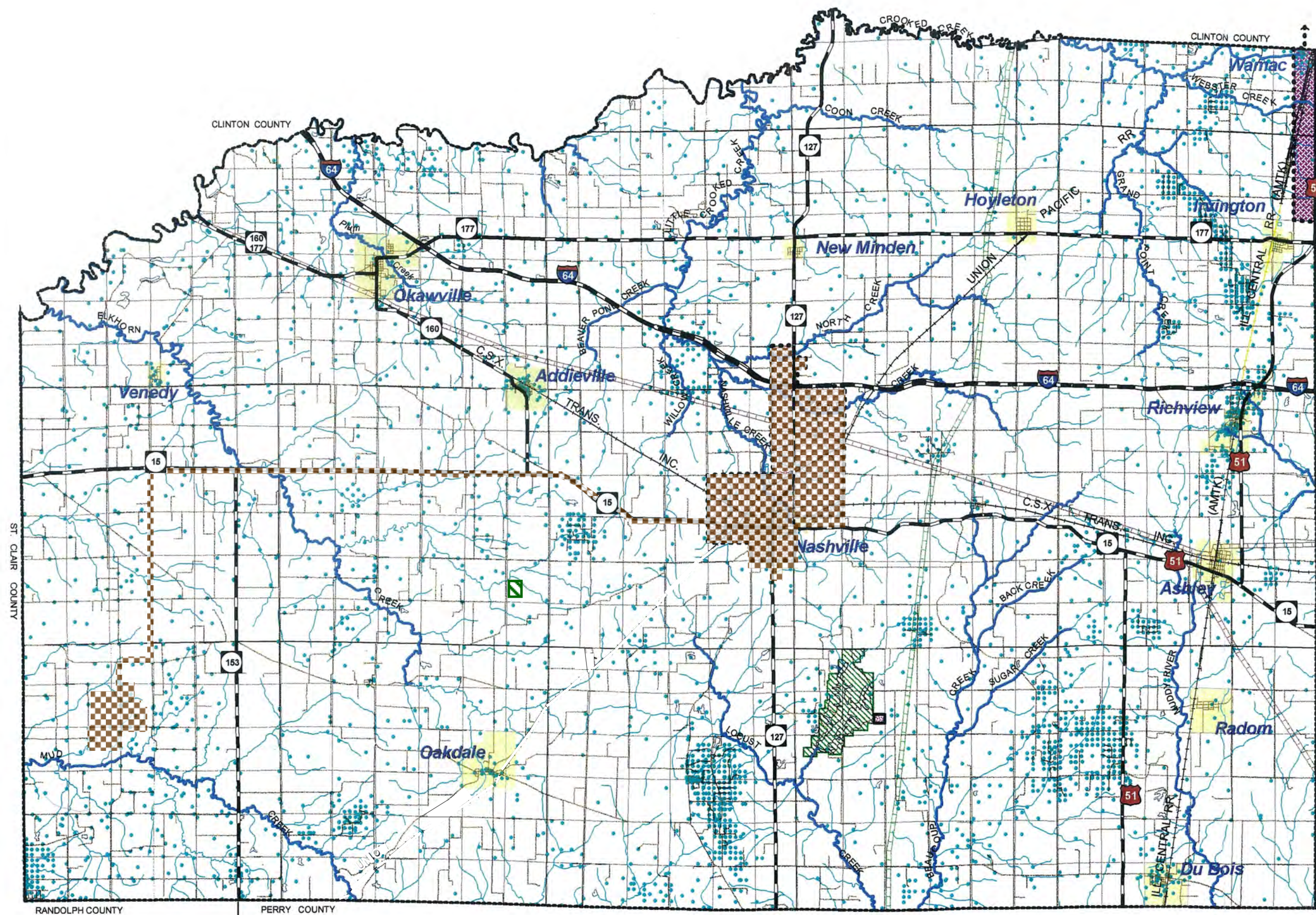
Washington County Land Management Plan

- Wells
- Railroads
- Interstate Highway
- U.S. & State Highways
- Minor Roads
- Natural Gas Line
- Power Transfer Lines
- Minor Streams
- Major Streams
- Lakes & Reservoirs

- January 2016**



1 0 1 2 Miles



DIRECTORY OF COAL MINES IN ILLINOIS

Washington County

This directory accompanies the Illinois Coal
Mines map or maps for this County.

January 2015



**ILLINOIS STATE
GEOLOGICAL SURVEY**
PRAIRIE RESEARCH INSTITUTE



I L L I N O I S
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INTRODUCTION

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The coal mine maps are maps compiled by the Illinois State Geological Survey (ISGS) of known mines: underground and surface coal mines as well as underground industrial mineral mines. Buffer regions for industrial mineral underground mines were incorporated into the maps due to limited information regarding these mines. The size of the buffer region is dependent on the uncertainty or inaccuracy of the mine location based on the quality of the source material. For more information regarding industrial mineral mines please contact the ISGS Industrial Minerals Section.

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MINE MAPS

The mined areas are shown on county base maps at a scale of 1:100,000.

Three types of mine information are shown on the maps: an index number that identifies the mine in the directory, a symbol that marks the 'location' of the mine, and an outline of the mined area if that is known. The location is almost always the site of the main mine opening or, in the case of surface mines, the location of the tippie (coal washing and storage facility). The type of symbol indicates whether the opening is a shaft, drift, or slope and whether the mine is active or abandoned. Another symbol represents a mine with an uncertain type of portal and/or uncertain location. When the exact location is unknown, the symbol is placed in the center of the section or quarter section in which the mine was reported to exist. If a mine cannot be located within a section, it is not shown on the map, but is listed in the directory.

The boundaries of the mined areas are also shown for most of the mines; however, for some mines the only information available is the location of the main opening. There are three types of coal-mined areas: underground, surface, and indefinite--which are shaded with different patterns. The underground mines also show large blocks of unmined coal within the mine, when that information is available. The indefinite areas, which have been plotted from sketchy or incomplete information, usually are underground workings, although the directory should be consulted to determine the specific mine type.

For most counties, one map shows all known mines. However, in Gallatin, Saline, Vermilion, and Williamson Counties, several seams have been extensively mined. For the sake of readability, separate maps have been produced for the mines in each seam. Mines in the Herrin Coal are shown on one map, those in the Springfield Coal are shown on another, and the mines in all other coals are shown on a third map. In Vermilion County, the mines that operated in the Herrin and the Danville Coals are presented on separate maps.

Quadrangle maps at 1:24,000 scale have been completed for select areas and contain more detailed outlines with directories that contain more detailed coal mine information. The maps and directories are available as downloadable PDF files or can be purchased. Please visit the ISGS web site for more information.

MINE DIRECTORIES

Each county directory is keyed to the mine map by the mine index number; the directory provides basic information about the coal mines shown on the map. The data have been compiled from a variety of sources such as the annual Coal Report of the Illinois Office of Mines and Minerals and field notes taken by ISGS geologists. The information presented in the table is described below. A blank in any column indicates that information is not available for that item. Again, we welcome any additional information that you may have.

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Company Name A mine may have been operated by more than one company or the operating company may have changed its name. Separate entries in the directory show each name and the years of operation under the name. In many instances, names have been abbreviated to fit within the space available.

Mine Name and Mine Number An entry is included for each name and/or number the mine operated under, even if the company name remained the same. Many companies use the same name for all their mines, but differentiate them by number. Again, abbreviations have been used where necessary.

Mine Type Underground mines are either "shaft," "slope," or "drift" which refers to the type of opening used to remove the coal from the mine. In shaft mines the coal is removed through a vertical shaft. Slope designates mines in which the coal is removed via a sloping incline from the ground surface to the mining level. In slope mines, miners and equipment may use either the slope or a vertical shaft to get into the mine. A drift mine is an underground mine that is excavated where the coal outcrops in the side of a bluff or the highwall of a surface mine. The mine type for surface mines is "strip" because these mines are more commonly called "strip mines."

Method This refers to the pattern by which the coal was removed. Most underground mines in Illinois have used a type of room and pillar pattern, the areas where the coal is removed are the 'rooms' with 'pillars' of coal left in place to support the roof. In some mines, the pillars were later pulled to extract additional coal. The abbreviations are listed below and most are illustrated in Figure 1.

RP	Room & Pillar; specific type unknown
RPB	Room & Pillar Basic; irregular panels, typical of old mines
MRP	Modified Room & Pillar; a somewhat more regular pattern than Room & Pillar Basic
RPP	Room and Pillar Panel; similar to Modified Room & Pillar
BRP	Blind Room and Pillar; every 6th or 7th room is left unmined to provide additional support
CRP	Checkerboard Room and Pillar; evenly spaced large pillars
LW	Longwall; all coal is removed
	Old longwall mines were backfilled with rock to provide support
	Modern longwall mines allow roof to collapse behind as mining progresses
HER	High Extraction Retreat; a form of Room & Pillar mining that extracts most of the coal

Years Operated Years that the mine operated; these dates may include periods when the mine was idle or not in full operation. Dates of mining from different sources are sometimes contradictory. The conventions that we have used to indicate where we were uncertain of dates are as follows. If we know the full range of dates that a mine operated under a specific name, those are given (1928-1934). If we know when a mine last operated, but not when it began, we use a dash and end date (-1934). If we know that a mine operated in a particular year, but not when it opened or closed, we just give the year we know (1920). To avoid confusion with the previous case, if a mine opened and closed in the same year, the year is repeated (1926-1926). In cases where a mine operated under different names, but we don't know when the name change occurred, the full range of dates is given for all names (John Smith Sr. Mine 1913-1944, Bill Smith Mine 1913-1944). A blank indicates that we have no information on the dates that the mine operated.

Coal Seam Mined The seam name is that used by the Illinois State Geological Survey. Figure 2 shows these coal seams in a stratigraphic column and provides a cross-reference to other names commonly used for these coals. If a mine has operated in more than one seam, there are separate entries in the table for each seam mined.

Location The location given is the site of the main portal or, for surface mines, the tippie. For small surface mines, the pit and the tippie are assumed to be the same. The location is based on the Public Land Survey System of townships and sections. Townships are identified by a township (north-south) and range (east-west) designation such as T14N-R6E. Townships are subdivided into approximately 36 one-square-mile sections, which are numbered from 1 to 36.

ORDERING INFORMATION

A 1:100,000 scale color plot with the directory is available at a cost of \$12.50. This can be ordered by contacting the Information Office at (217) 244-2414 or sales@prairie.illinois.edu.

ACCURACY OF MAP

The maps and digital files used for this study were compiled from data obtained from a variety of sources and have varying degrees of completeness and accuracy. They present reasonable interpretations of the geology of the area and are based on available data. These data were compiled and digitized at a scale of 1:62,500, except for areas where quadrangle studies have been completed and the data was compiled at 1:24,000 or better. Locations of some features may be offset by 500 feet or more due to errors in the original source maps, the compilation process, digitizing, or a combination of these factors. These data are not intended for use in site-specific screening or decision-making. Data included in this map are suitable for use at a scale of 1:100,000.

DISCLAIMER

The Illinois State Geological Survey and the University of Illinois make no guarantee, expressed or implied, regarding the correctness of the interpretations presented in this data set and accept no liability for the consequences of decisions made by others on the basis of the information presented here.

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MRP	Modified Room & Pillar; a somewhat more regular pattern than Room & Pillar Basic
RPP	Room and Pillar Panel; similar to Modified Room & Pillar
BRP	Blind Room and Pillar; every 6th or 7th room is left unmined to provide additional support
CRP	Checkerboard Room and Pillar; evenly spaced large pillars
LW	Longwall; all coal is removed
	Old longwall mines were backfilled with rock to provide support
	Modern longwall mines allow roof to collapse behind as mining progresses
HER	High Extraction Retreat; a form of Room & Pillar mining that extracts most of the coal

Years Operated Years that the mine operated; these dates may include periods when the mine was idle or not in full operation. Dates of mining from different sources are sometimes contradictory. The conventions that we have used to indicate where we were uncertain of dates are as follows. If we know the full range of dates that a mine operated under a specific name, those are given (1928-1934). If we know when a mine last operated, but not when it began, we use a dash and end date (-1934). If we know that a mine operated in a particular year, but not when it opened or closed, we just give the year we know (1920). To avoid confusion with the previous case, if a mine opened and closed in the same year, the year is repeated (1926-1926). In cases where a mine operated under different names, but we don't know when the name change occurred, the full range of dates is given for all names (John Smith Sr. Mine 1913-1944, Bill Smith Mine 1913-1944). A blank indicates that we have no information on the dates that the mine operated.

Coal Seam Mined The seam name is that used by the Illinois State Geological Survey. Figure 2 shows these coal seams in a stratigraphic column and provides a cross-reference to other names commonly used for these coals. If a mine has operated in more than one seam, there are separate entries in the table for each seam mined.

Location The location given is the site of the main portal or, for surface mines, the tippie. For small surface mines, the pit and the tippie are assumed to be the same. The location is based on the Public Land Survey System of townships and sections. Townships are identified by a township (north-south) and range (east-west) designation such as T14N-R6E. Townships are subdivided into approximately 36 one-square-mile sections, which are numbered from 1 to 36.

ORDERING INFORMATION

A 1:100,000 scale color plot with the directory is available at a cost of \$12.50. This can be ordered by contacting the Information Office at (217) 244-2414 or sales@prairie.illinois.edu.

ACCURACY OF MAP

The maps and digital files used for this study were compiled from data obtained from a variety of sources and have varying degrees of completeness and accuracy. They present reasonable interpretations of the geology of the area and are based on available data. These data were compiled and digitized at a scale of 1:62,500, except for areas where quadrangle studies have been completed and the data was compiled at 1:24,000 or better. Locations of some features may be offset by 500 feet or more due to errors in the original source maps, the compilation process, digitizing, or a combination of these factors. These data are not intended for use in site-specific screening or decision-making. Data included in this map are suitable for use at a scale of 1:100,000.

DISCLAIMER

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DIRECTORY OF COAL MINES FOR WASHINGTON COUNTY, ILLINOIS (January 2015)

ISGS INDEX	COMPANY NAME	MINE NAME	MINE NO.	MINE TYPE	METHOD	YEARS OPERATED	SEAM MINED	COUNTY	LOCATION		
									TWP	RGE	SEC
86	CENTRALIA COAL CO.	CENTRALIA	5	SHAFT	MRP	1908-1947	HERRIN	WASHINGTON	1N	1W	25
86	PEABODY COAL CO.	PEABODY	21	SHAFT	MRP	1947-1948	HERRIN	WASHINGTON	1N	1W	25
205	MEEKS (T.M.)	MEEK		SHAFT	MRP	1904-1912	HERRIN	ST. CLAIR	3S	6W	36
205	EGYPTIAN COAL CO.	MEEK	1	SHAFT	MRP	1912-1928	HERRIN	ST. CLAIR	3S	6W	36
208	CRYSTAL COAL CO.	CRYSTAL	1	SHAFT	MRP	1900-1907	HERRIN	RANDOLPH	4S	5W	5
208	BESSEMER WASHED COAL CO.	CRYSTAL		SHAFT	MRP	1907-1911	HERRIN	RANDOLPH	4S	5W	5
208	BESSEMER COAL & MINING CO.	CRYSTAL		SHAFT	MRP	1911-1915	HERRIN	RANDOLPH	4S	5W	5
208	TILDEN COAL CO.	CRYSTAL		SHAFT	MRP	1915-1917	HERRIN	RANDOLPH	4S	5W	5
208	MADISON COAL CORP.	CRYSTAL		SHAFT	MRP	1917-1924	HERRIN	RANDOLPH	4S	5W	5
226	HORTMAN (CHARLES)	HORTMAN		SHAFT	MRP	1881-1883	HERRIN	WASHINGTON	2S	3W	13
226	HORTMAN & YOCK	HORTMAN & YOCK		SHAFT	MRP	1883-1884	HERRIN	WASHINGTON	2S	3W	13
226	NASHVILLE COAL CO.	NASHVILLE		SHAFT	MRP	1884-1886	HERRIN	WASHINGTON	2S	3W	13
226	MORRIS (JOSEPH)	NASHVILLE		SHAFT	MRP	1886-1889	HERRIN	WASHINGTON	2S	3W	13
226	CAMMAN & MORRIS BROTHERS	CAMMAN & MORRIS		SHAFT	MRP	1889-1892	HERRIN	WASHINGTON	2S	3W	13
226	MURRAY (HUGH)	NASHVILLE		SHAFT	MRP	1892-1898	HERRIN	WASHINGTON	2S	3W	13
226	MURRAY (ALEXANDER)	NASHVILLE		SHAFT	MRP	1898-1900	HERRIN	WASHINGTON	2S	3W	13
226	MURRAY (HUGH)	NASHVILLE	1	SHAFT	MRP	1900-1904	HERRIN	WASHINGTON	2S	3W	13
226	GALLATIN COAL & COKE CO.	NASHVILLE		SHAFT	MRP	1904-1906	HERRIN	WASHINGTON	2S	3W	13
226	NICHOLSON COAL CO.	NASHVILLE		SHAFT	MRP	1906-1909	HERRIN	WASHINGTON	2S	3W	13
226	FINKE & HARRIS COAL CO.	NASHVILLE		SHAFT	MRP	1909-1911	HERRIN	WASHINGTON	2S	3W	13
226	NICHOLSON COAL CO.	NASHVILLE		SHAFT	MRP	1911-1916	HERRIN	WASHINGTON	2S	3W	13
226	NASHVILLE MINING CO.	NASHVILLE		SHAFT	MRP	1916-1923	HERRIN	WASHINGTON	2S	3W	13
226	CLARKSON COAL MINING CO.	NASHVILLE	1	SHAFT	MRP	1923-1939	HERRIN	WASHINGTON	2S	3W	13
320	BROWN (G. W.)	BROWN		SHAFT	MRP	1865-1884	HERRIN	WASHINGTON	3S	1W	33
320	DU BOIS COAL CO.	DU BOIS		SHAFT	MRP	1884-1885	HERRIN	WASHINGTON	3S	1W	33
320	BROWN (G. W.)	BROWN		SHAFT	MRP	1885-1887	HERRIN	WASHINGTON	3S	1W	33
320	DU BOIS COAL CO.	DU BOIS		SHAFT	MRP	1887-1889	HERRIN	WASHINGTON	3S	1W	33
320	KUHN & SCHWIND	KUHN & SCHWIND		SHAFT	MRP	1889-1890	HERRIN	WASHINGTON	3S	1W	33
320	SCHWIND (J. D.)	SCHWIND		SHAFT	MRP	1890-1891	HERRIN	WASHINGTON	3S	1W	33
320	KUHN & SCHWIND	KUHN & SCHWIND		SHAFT	MRP	1891-1893	HERRIN	WASHINGTON	3S	1W	33
320	KUHN (ADAM)	DU BOIS	1	SHAFT	MRP	1893-1907	HERRIN	WASHINGTON	3S	1W	33
320	KUHN COLLIERY CO.	DU BOIS		SHAFT	MRP	1907-1933	HERRIN	WASHINGTON	3S	1W	33

DIRECTORY OF COAL MINES FOR WASHINGTON COUNTY, ILLINOIS (January 2015)

ISGS INDEX	COMPANY NAME	MINE NAME	MINE NO.	MINE TYPE	METHOD	YEARS OPERATED	SEAM MINED	COUNTY	LOCATION		
									TWP	RGE	SEC
320	BOIS COAL CO.	KUHN		SHAFT	MRP	1934-1961	HERRIN	WASHINGTON	3S	1W	33
444	CENTRALIA MNG. & MFG. CO.	CENTRALIA	2	SHAFT	MRP	1892-1905	HERRIN	MARION	1N	1E	19
444	CENTRALIA COAL CO.	SOUTH	2	SHAFT	MRP	1905-1913	HERRIN	MARION	1N	1E	19
637	KIRCHHALFER & KNECHT	DARMSTADT		SHAFT	MRP	1910-1911	HERRIN	WASHINGTON	2S	5W	30
637	LAUMBATTUS (P.)	DARMSTADT		SHAFT	MRP	1911-1912	HERRIN	WASHINGTON	2S	5W	30
637	MARTIN BROTHERS	DARMSTADT		SHAFT	MRP	1912-1918	HERRIN	WASHINGTON	2S	5W	30
637	PFLASTER (GEORGE)	DARMSTADT		SHAFT	MRP	1918-1920	HERRIN	WASHINGTON	2S	5W	30
637	HOOVER (WALTER)	DARMSTADT		SHAFT	MRP	1920-1921	HERRIN	WASHINGTON	2S	5W	30
637	DARMSTADT COAL CO.	DARMSTADT		SHAFT	MRP	1921-1930	HERRIN	WASHINGTON	2S	5W	30
637	JANSEN (AUGUST)	JANSEN		SHAFT	MRP	1931-1932	HERRIN	WASHINGTON	2S	5W	30
637	DARMSTADT COAL CO.	DARMSTADT		SHAFT	MRP	1933-1949	HERRIN	WASHINGTON	2S	5W	30
637	SCHNEIDEWIND COAL CO.	SCHNEIDEWIND		SHAFT	MRP	1949-1949	HERRIN	WASHINGTON	2S	5W	30
637	DARMSTADT COAL CO.	DARMSTADT		SHAFT	MRP	1950-1952	HERRIN	WASHINGTON	2S	5W	30
699	VENEDY COAL CO.	VENEDY		SHAFT	MRP	1921-1927	HERRIN	WASHINGTON	1S	5W	34
699	BROCKSMITH (ADOLPH)	BROCKSMITH		SHAFT	MRP	1928-1932	HERRIN	WASHINGTON	1S	5W	34
699	VENEDY COAL CO.	VENEDY		SHAFT	MRP	1933-1934	HERRIN	WASHINGTON	1S	5W	34
699	BROCKSCHMIDT (A.)	BROCKSCHMIDT		SHAFT	MRP	1935-1935	HERRIN	WASHINGTON	1S	5W	34
699	VENEDY COAL CO.	VENEDY		SHAFT	MRP	1936-1969	HERRIN	WASHINGTON	1S	5W	34
952	PEABODY COAL CO.	BALDWIN	1	SLOPE	BRP	1972-1993	HERRIN	RANDOLPH	4S	6W	4
990	PEABODY COAL CO.	MARISSA		SLOPE	BRP	1979-1999	HERRIN	WASHINGTON	3S	5W	29
1043	PRAIRIE STATE GENERATING CO.	LIVELY GROVE		SLOPE	RP	2009-	HERRIN	WASHINGTON	3S	5W	9
2045	ASHLEY COAL CO.	ASHLEY		SHAFT	RP	1885-1888	HERRIN	WASHINGTON	2S	1W	27
2045	MORRIS BROTHERS	ASHLEY		SHAFT	RP	1889-1890	HERRIN	WASHINGTON	2S	1W	27
3152							UNKNOWN	WASHINGTON	2S	5W	25
3185	EUREKA COAL CO.	EUREKA	2	SHAFT	MRP	1904-1905	HERRIN	RANDOLPH	4S	5W	6
3185	JONES BROTHERS COAL & MNG.	EUREKA	2	SHAFT	MRP	1905-1936	HERRIN	RANDOLPH	4S	5W	6
3185	OREGON COAL CO.	EUREKA	2	SHAFT	MRP	1937-1942	HERRIN	RANDOLPH	4S	5W	6
3185	RANDOLPH COAL CO.	EUREKA	2	SHAFT	MRP	1943-1948	HERRIN	RANDOLPH	4S	5W	6
3913	OKAWVILLE COAL CO.	OKAWVILLE		SHAFT	RPB	1884-1885	HERRIN	WASHINGTON	1S	4W	21

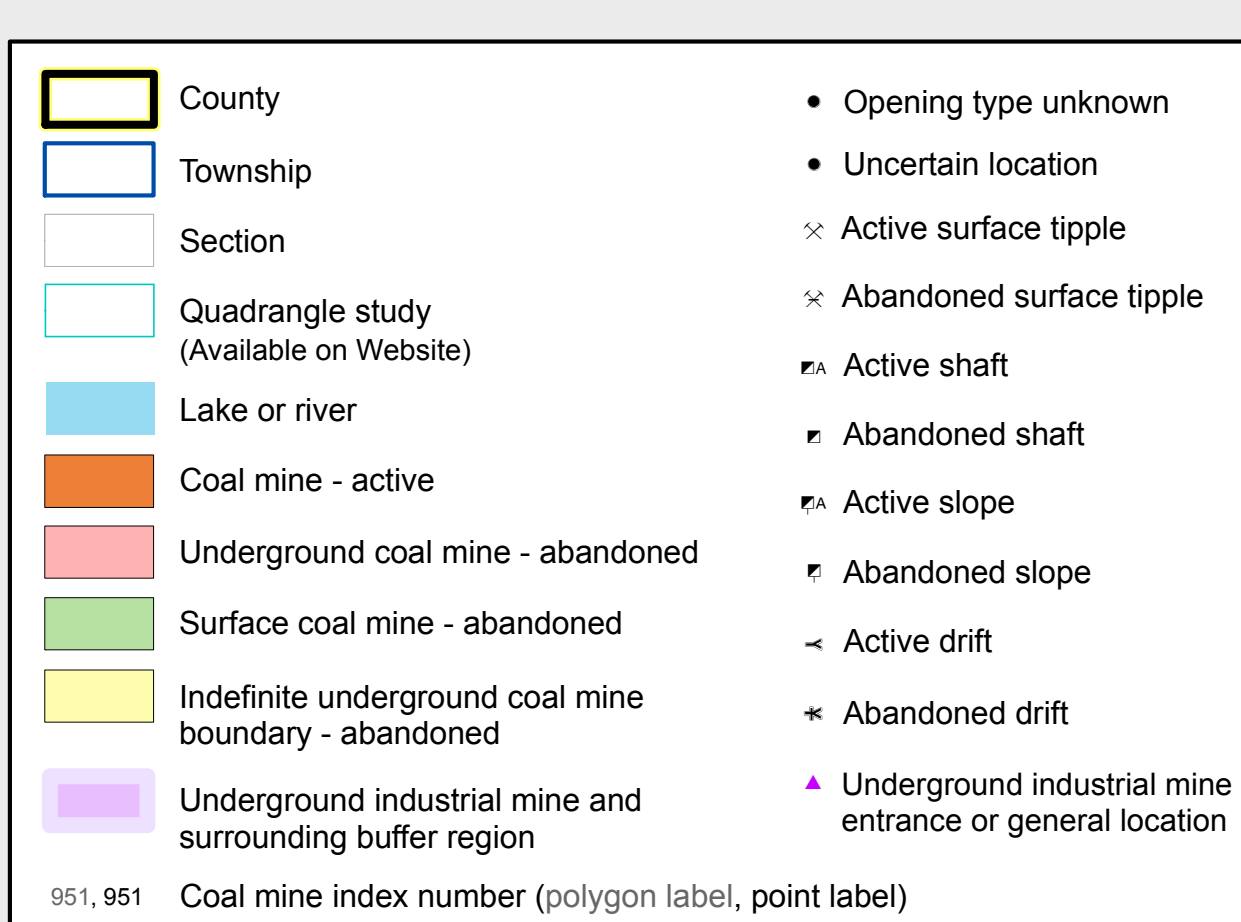
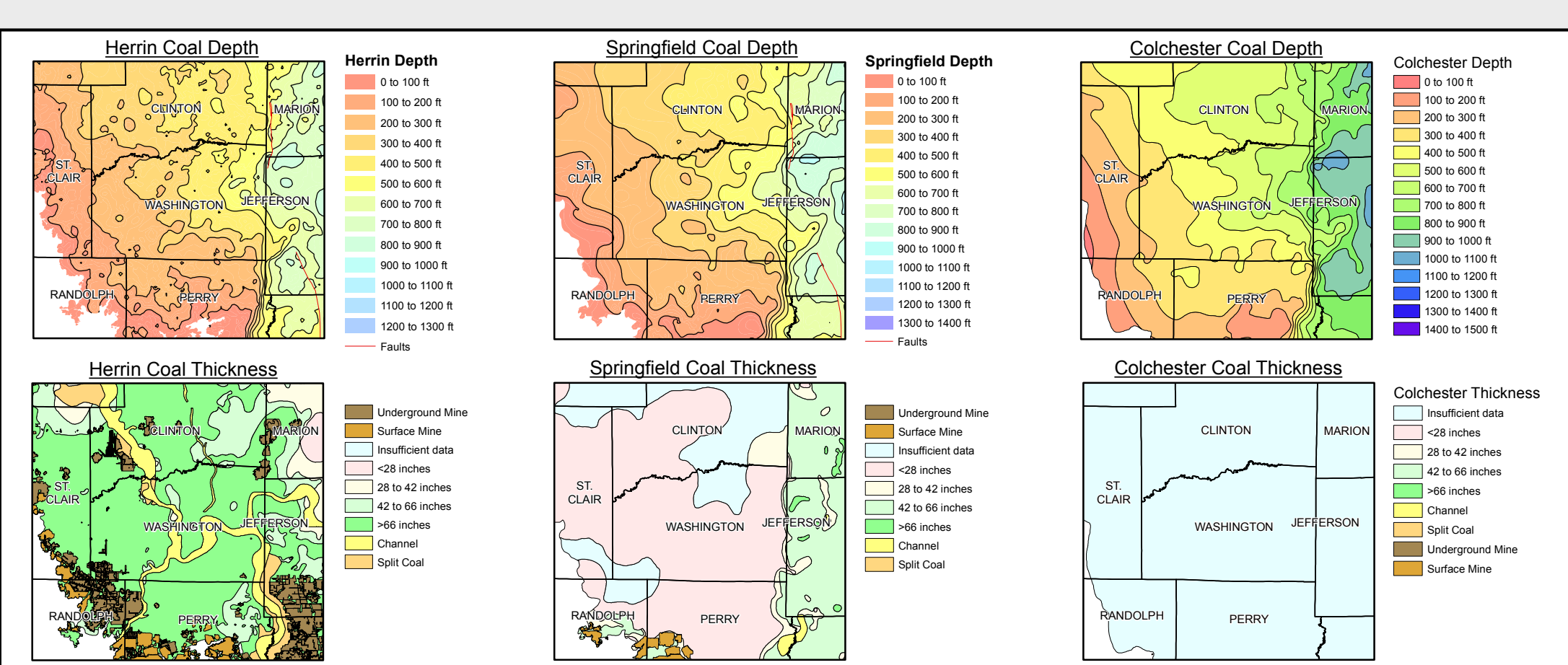
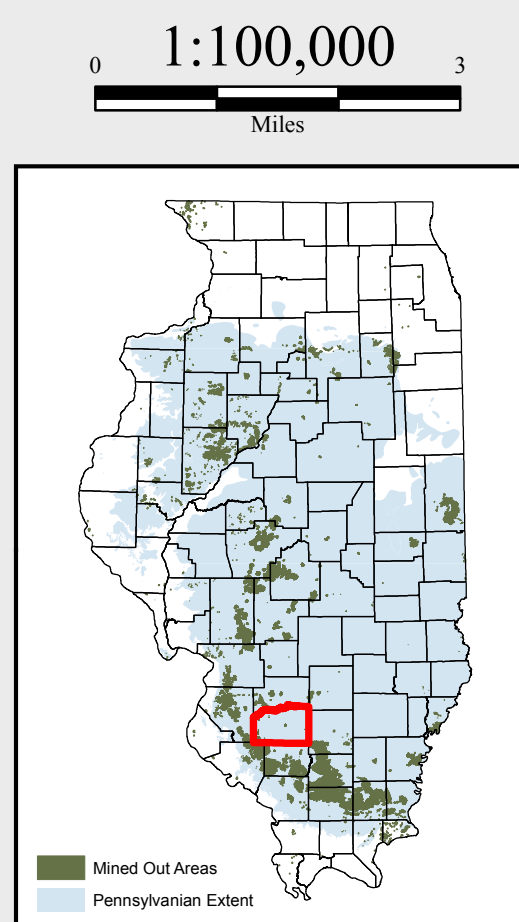
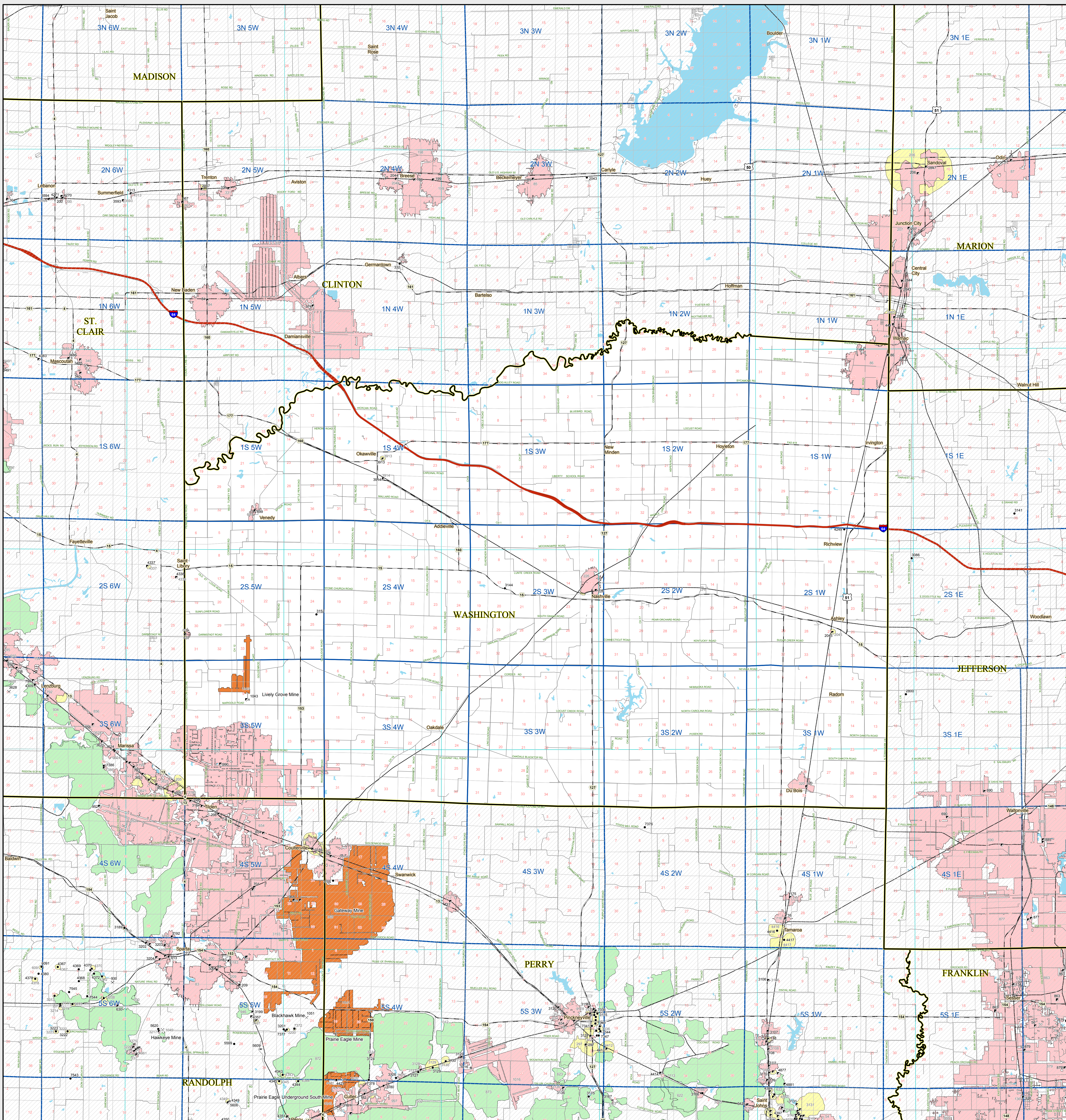
DIRECTORY OF COAL MINES FOR WASHINGTON COUNTY, ILLINOIS (January 2015)

ISGS INDEX	COMPANY NAME	MINE NAME	MINE NO.	MINE TYPE	METHOD	YEARS OPERATED	SEAM MINED	COUNTY	LOCATION		
									TWP	RGE	SEC
3913	WHITE SMOKE COAL CO.	WHITE SMOKE		SHAFT	RPB	1885-1889	HERRIN	WASHINGTON	1S	4W	21
3913	STRICKER (F. W.)	STRICKER		SHAFT	RPB	1889-1892	HERRIN	WASHINGTON	1S	4W	21
3913	GRATENDICK & LUNTE	WHITE SMOKE		SHAFT	RPB	1892-1893	HERRIN	WASHINGTON	1S	4W	21
3913	WHITE SMOKE COAL CO.	WHITE SMOKE		SHAFT	RPB	1893-1900	HERRIN	WASHINGTON	1S	4W	21
3913	WAITLAND (H.) & CO.	WAITLAND		SHAFT	RPB	1900-1901	HERRIN	WASHINGTON	1S	4W	21
3913	PADGETT (BEN)	PADGETT		SHAFT	RPB	1901-1902	HERRIN	WASHINGTON	1S	4W	21
3913	OKAWVILLE COAL CO.	OKAWVILLE		SHAFT	RPB	1902-1906	HERRIN	WASHINGTON	1S	4W	21
3914	BIERMAN & ARROWSMITH	BIERMAN & ARROWSMITH		SHAFT	MRP	1937-1939	HERRIN	WASHINGTON	1S	4W	28
3914	COMMUNITY COAL CO.	COMMUNITY		SHAFT	MRP	1940-1942	HERRIN	WASHINGTON	1S	4W	28
3914	ANDREW (GEORGE)	COMMUNITY		SHAFT	MRP	1942-1942	HERRIN	WASHINGTON	1S	4W	28
4249	shaft, no coal found				UG			WASHINGTON	2S	1W	2

WASHINGTON County

This product is under review and may not meet the standards of the Illinois State Geological Survey.

County coal maps and select quadrangle maps available as downloadable PDF files at:
<http://www.isgs.illinois.edu>



Map Explanation

This map accompanies the coal mines directory for this county. Please consult the directory for an explanation of the coal mine information shown on this map. Buffer regions for industrial mineral mines were incorporated into this map due to limited information regarding these mines. The size of the buffer region is dependent on the uncertainty or inaccuracy of the mine location. For more information regarding industrial mineral mines please contact the ISGS Industrial Mines Section.

The maps and digital files used for this study were compiled from data obtained from a variety of public and private sources and have varying degrees of completeness and accuracy. They present reasonable interpretations of the geology of the area and are based on available data. These data were compiled and digitized at a scale of 1:62,500. Locations of some features may be offset by 500 feet or more due to errors in the original source maps, the compilation process, digitizing, or a combination of these factors.

These data are not intended for use in site-specific screening or decision-making. Data included in this map are suitable for use at a scale of 1:100,000.

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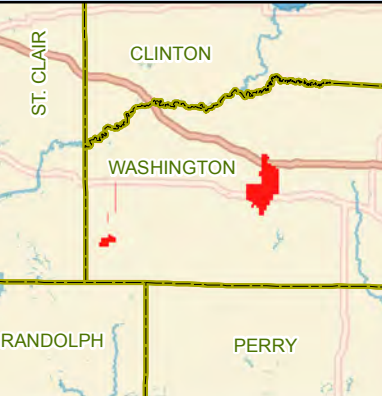
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GISID: B36 - MAP# 86



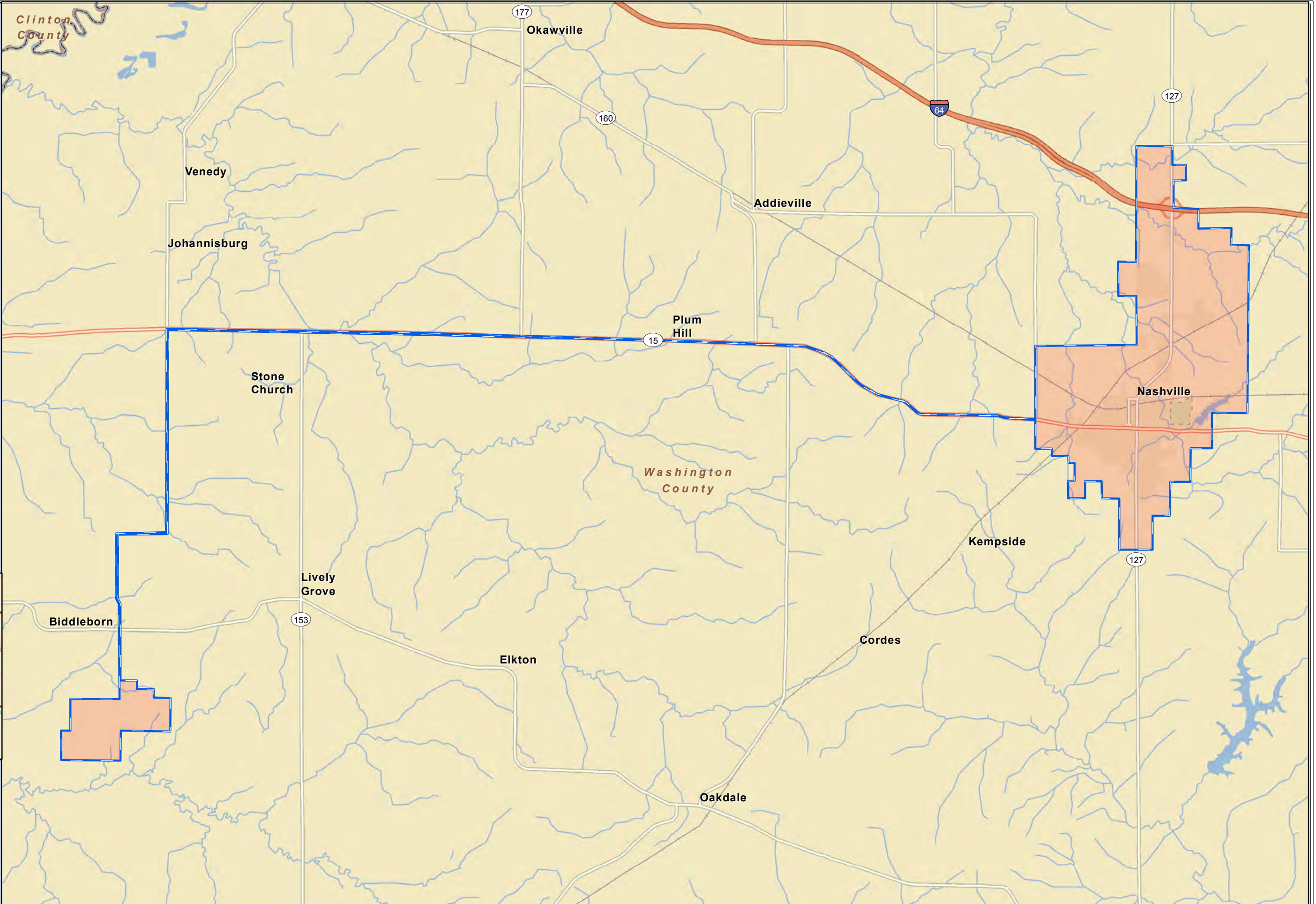
2016



DISCLAIMER

In preparing these maps, constraints of scale, data, time, and personnel required the generalization and extrapolation of boundaries which have not been field-checked. The base maps used by the Department in this process were obtained from the University of Illinois (ILLIMAP), and the U.S. Department of Commerce, and the Bureau of the Census (TIGER). These maps may not be used to determine any boundary or the location of monuments, railroads, roads, or streets, with any precision, because the boundaries and locations on these maps are ONLY GENERALIZED REPRESENTATIONS OF APPROXIMATE LOCATIONS AND BOUNDARIES.

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Nashville/Washington County (2016)

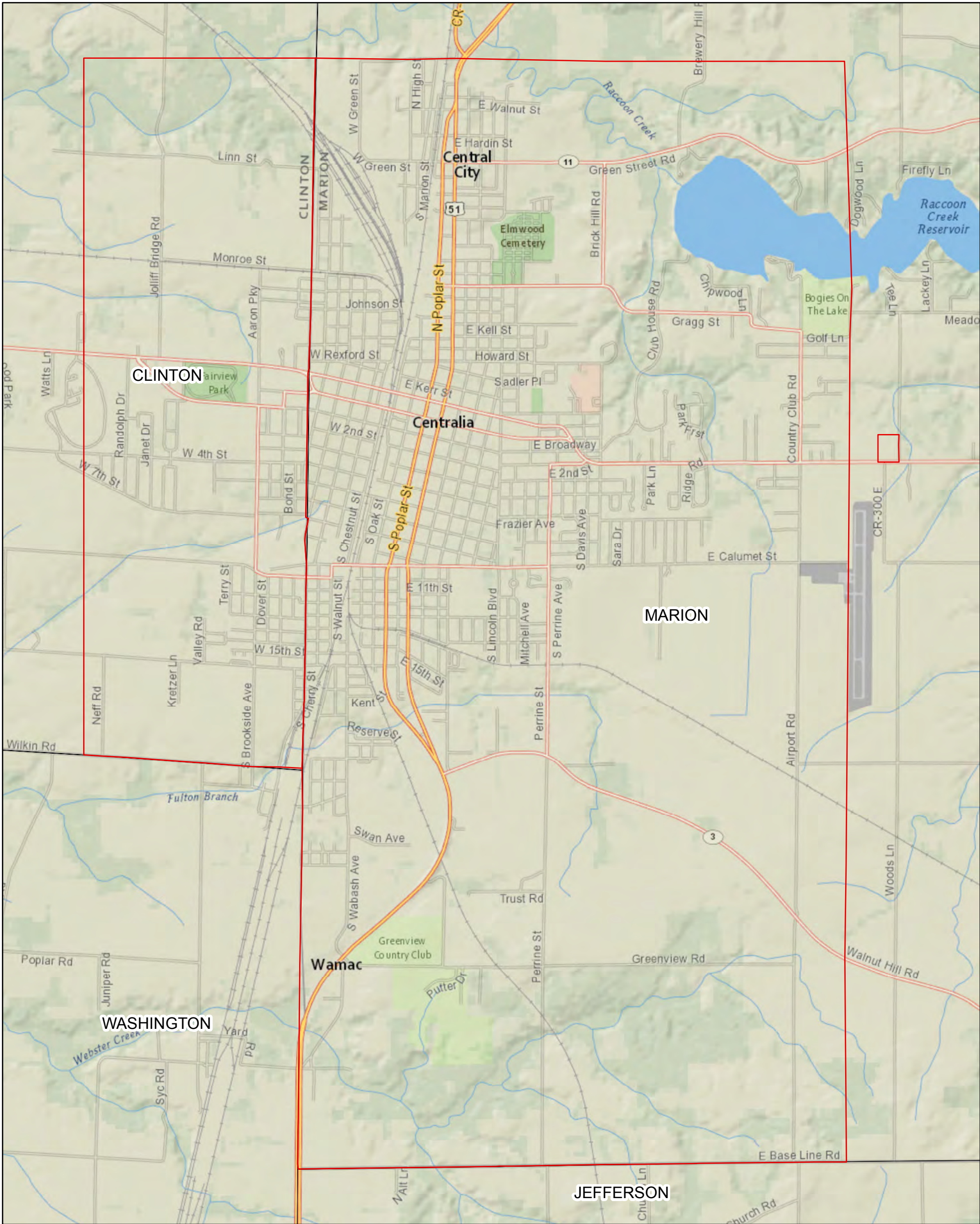


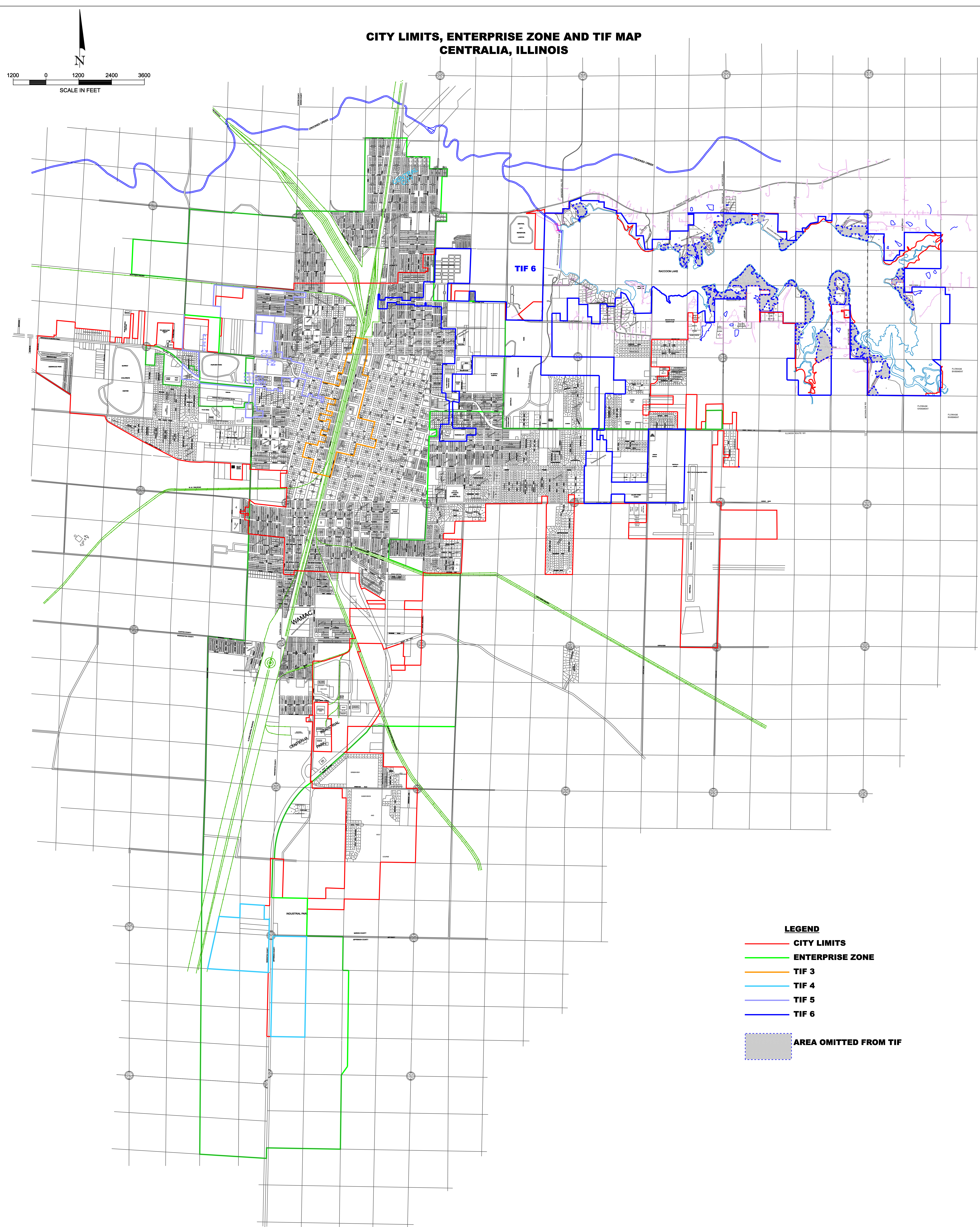
Greater Centralia Enterprise Zone

2012 TAX YEAR



ILLINOIS DEPARTMENT OF REVENUE
PROPERTY TAX DIVISION





INTERNAL FACTORS	<u>STRENGTHS</u>	<u>WEAKNESSES</u>
	<ul style="list-style-type: none">• Outstanding quality of life associated with open space and rural lifestyle• Rich, productive agricultural soil and properly preserved farm land• County Hospital, Ambulance Service, Excellent Health Department• Interstate Highway Access• Excellent County Road System• Coal, oil and gas reserves• Timber• Kaskaskia River Access• County is served by three Class I Railroads• Industrial presence such as Nascote, NOTS, Innertech, and Prairie State Energy Campus• Well prepared Work Force• Ample Affordable housing within the incorporated communities• Good School Systems• Kaskaskia College, SIU-E, SIU-C and Universities in St. Louis offer excellent opportunities for higher education.• Continuing trend of low unemployment in the County• Proximity to the St. Louis Metropolitan area provides availability of entertainment and employment	<ul style="list-style-type: none">• The small population size is a disadvantage where distribution of state resources is done on a per capita basis such as Motor Fuels Taxes and State Income Tax• Smaller school enrollments are likewise a disadvantage for distribution of educational resources.• Very little new development is occurring in the County• Very little diversity in the types of housing that are available• Many County residents express that real estate taxes are excessive• The young adult population aged 18 to 30 are leaving the County at an alarming rate• The County has experienced a declining birth rate over the last three or four decades• The median age has increased• Educational level has remained static
EXTERNAL FACTORS	<u>OPPORTUNITIES</u>	<u>THREATS</u>
	<ul style="list-style-type: none">• High Pressure hydraulic fracturing recovery of oil and gas is a very real possibility in the future of Washington County• With the looming closure of the Dynegy Power Plant at Baldwin the future of Prairie State Energy Generating is enhanced• With 3 interstate highway interchanges within the County to exploit, commercial development is likely• Scott Air Force and its Mobility Command represents employment opportunities and possible residential development likelihood for Washington County due to proximity and open space• MidAmerica Airport located at Illinois Route 4 and Interstate 64 continues to represent opportunities for Washington County to anticipate residential and commercial development as the population drift eastward from the Metro-East continues with increased activity at the airport	<ul style="list-style-type: none">• Outward migration of young adults following high school and college graduation is eroding the progress of community and economic development in the County• Outward migration of young adults is a detriment to the level of work force preparedness in the County• Declining birth rates, a static population count, and declining school enrollment do not bode well for the County• Lack of commercial activity and establishments restricts County revenue from sales taxes and makes the County too dependent on state income taxes and real estate taxes• Lack of commercial activity precludes the possibilities for reducing real estate taxes• An aging population will place greater demand on County services and resources



Five Strategies to Retain and Attract Youth to Rural Communities

By Pamela Schallhorn, M.A.

March 17, 2015

Washington County, Illinois is not alone in its concern with the exodus of young people from their rural communities. This trend is nationwide and has been occurring for almost a decade. One recent study in rural America revealed that as many as 81% of young people surveyed would prefer not to live in their local communities as adults.² Fortunately, a great deal of research has already been done on what scholars call "the hollowing out of rural America" and this has provided several insights as to what community leaders can do to try and reverse the trend.

After reviewing a wide variety of articles on the subject, (a bibliography of the seven best are attached) I have compiled a list of the top five strategies community leaders can implement if they wish to retain and attract youth to their community. Note that for the purposes of this article young people are also referred to as Millennials or Generation Y (I've learned they prefer "Millennials") and are currently between the ages of 17 and 30.

#1 – Need for improved high-speed internet service

- This was considered the highest priority in almost all research material reviewed
- Enables students to take online classes remotely from universities located miles away
- Young people can diversify by using the Internet to earn additional income by starting on-line businesses
- Young people utilize high-speed internet for movies, television (streaming), phones, computer games, news, social networking and more. They consider it a staple.

#2 – Invest in "youth priorities" and make communities more attractive to young people

- Millennials are adventurous, creative and enjoy interacting with other young people
- Make sure you have a coffee shop (internet café). Micro-breweries are also very popular and create other recreational opportunities for young people to hang out. Millennials crave hang out spaces or what they call "third spaces" – not home, not work. They do not find traditional bars inviting. They want to be with others their age, drink beer, play cards, beer gardens are OK, talk with friends and hear music. A place for them.⁹
- "Generation Y [Millennials] people are very business-minded but also place great value on family relationships and social contacts, with persons their own age, which makes social networking of prime importance for attracting them to rural communities"⁴
- Create opportunities for these young people to meet up with each other to network and have fun, but be sure to ask them what they want

#3 – A community, supportive of its small businesses, that strives to have an entrepreneurial culture and builds economic opportunities through entrepreneurship:

- Millennials are the “entrepreneurial generation”. They enjoy being creative and innovative. In recent studies, it was shown that 46.5% would like to own a business of their own and up to 17% already own a small business.²
- Support all of your local businesses both small and mid-sized. One study says that “small-town grocery stores are probably a bit more expensive than Walmart, but it’s critical that small-town shoppers support their local businesses [if you want the young entrepreneurs to stay]”¹
- Millennials want entrepreneurial education and the sooner the better. Provide entrepreneurial education beginning in high school
- Make sure entrepreneurial opportunities and incentives for young people are available

#4 – Actively engage and consult your youth in your community development planning process

- Make certain they know you would like them to stay, or to return after they finish school
- Make sure they know that their opinions and ideas matter by including them in your community planning process
- Make sure they are included in any planning that will affect them
- Millennials enjoy working with older people, so inviting them into the governmental process now allows them to become better leaders in the future

#5 – Market your community to young people if they are to be your target market. Remember, what future will your community have without them?

- “people who market the attractiveness of small towns need to emphasize the small-business friendliness of their respective communities to prospective entrepreneurs as Generation Y people tend to be very entrepreneurially minded”⁵
- Start marketing your community, if you are not already, to the young people you want
- Millennials like news, but it must be digital and short. T.V. and newspapers will **not** reach them⁸
- They also rely on peer-to-peer recommendations, so finding young people that enjoy living in the community to recommend it to their friends can be your best advertising
- Once they enjoy living in the community the Millennial will market for you via twitter, Facebook, Instagram, etc.
- Make sure you have on-line news sources available for them to access

I want to finish by saying that without formal plans to attract and engage these young people communities are risking more than just less youth. According to a study by Caitlin Howley and Kimberly Hambrick² it is lower income youth (lower socio-economic levels) with lower educational attainment levels that are more likely to want to leave the area, but generally stay because they don’t have the option. On the other hand, middle to high income youth (higher socio-economic levels) with higher educational attainment levels are more likely to want to stay to raise their families near family and friends, but feel pressured to leave to find economic opportunities. Ultimately, both a community’s income and educational levels are dropping as these young people leave.

Finding ways to retain and attract youth to your rural community is critical. Providing higher income jobs for these young people is difficult, as we all know, however, providing opportunities and a culture for these young people to create their own jobs through entrepreneurship while investing in places for them to network with other millennials could provide the incentive they need to stay or return after they are finished with school.

If you have any questions regarding this article, please feel free to contact me at (618)-327-8881 or at pscha2@illinois.edu.

Pam Schallhorn is a Community and Economic Development Educator for the University of Illinois Extension. Her office is currently in Nashville, IL and she serves Bond, Marion, Jefferson, Clinton and Washington counties. This article was originally developed for the Washington County Comprehensive Planning Committee and the Southwest Illinois Planning Commission.

Bibliography:

¹ *What do Young People Need to Stay in Rural America*: from an on-line blog called BEEF written by Amanda Radke located at <http://beefmagazine.com/blog/what-do-young-people-need-stay-rural-america>

² *Rural Youth Who's Staying, Who's Leaving*: A new study of rural youth in North Carolina finds that students from poorer families are more likely to want to leave their home towns, but less likely to do so. By Caitlin Howley and Kimberly Hambrick located at <http://www.dailyyonder.com/rural-youth-whos-staying-whos-leaving/2010/10/27/3010>

³ *Ability of Rural Areas to Retain and Attract Young People Dependent on Local Ownership*: Center of Rural Affairs website located at <http://www.cfra.org/newsletter/2008/09/ability-rural-areas-retain-and-attract-young-people-dependent-local-ownership>

⁴ *Strategies for Attracting Generation Y People to Rural Areas* by Dave S. Morse located at: https://www.bestthinking.com/articles/economics/public_economics/strategies-for-attracting-generation-y-people-to-rural-areas

⁵ *Census finds boomers leaving rural America behind* - People & Places Jun 13, 2013 By Hope Yen and Hannah Dreier Associated Press

⁶ *Youth of Rural America Unite* located at <http://mpirg.org/2014/06/06/youth-of-rural-america-unite/>

⁷ *Engaging Young People – Revitalizing Rural Communities* by Craig Schroeder Director of Youth Engagement Center for Rural Entrepreneurship, May 2014

⁸ Portions of this article were taken from a University of Illinois Extension Program *Age Matters: Marketing to Different Generations*, 2014

⁹ Discussion with Rachel Hunsell, Marketing Executive for the Mt. Vernon Convention and Visitors Bureau, March 12, 2015. Rachel is a millennial and I would like to thank her for reviewing this article.

Engaging Young People

- Revitalizing Rural Communities -



Updated May 2014
By Craig Schroeder
Director of Youth Engagement

The Center for Rural Entrepreneurship's mission is to help community leaders build a prosperous future by supporting and empowering business, social and civic entrepreneurs. With our roots and hearts in rural America, we help communities of all sizes and interests by bringing empowering research, community engagement and strategy development to you through our many Solution Areas. Our **Solution Area Teams** empower communities to discover their own answers to the challenges and opportunities they face:

- **Community Development Philanthropy:** Providing research and community engagement strategies that help communities build philanthropic capacity and create development resources now and in the future.
- **Youth Engagement:** Providing tools and a framework for communities to engage young people now and to bring them home in the future.
- **Measurement Research Policy:** Providing the tools to help communities define development goals, measure success and improve outcomes.
- **Entrepreneurial Communities:** Providing a roadmap for communities to design and deliver entrepreneur-focused economic development strategies that work.

To learn more about us, go to www.energizingentrepreneurs.org.

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Engaging Young People

- Revitalizing Rural Communities -

Executive Summary

For some time, community leaders and developers have recognized that the revitalization of rural areas depends upon engaging young people who put down roots and invest in the future of their communities. How to stem the multi-decade outflow of young people from America's countryside and attract new residents have been topics of concern for decades. An examination of junior high and high school students' perspectives about their communities and future aspirations, conducted across rural America, offers tangible answers provided by the young people themselves.

The news is good. In short, many young people would elect to stay or return to their communities, especially if there are viable career opportunities available. Strong ties to family and the value placed on growing up in rural environments are powerful draws, and most believe that their home communities would be a great place to raise their own families.

The implications for rural communities are clear. Actions must be taken to ensure that young people have tangible opportunities to invest in their hometowns as places that offer both quality of life and economic opportunities. This research points to some practicable steps that rural communities can take to put a youth attraction strategy in place. This paper provides background on the research, highlights some notable results, and recommends actions for communities to pursue in the successful nurturing of their most precious asset – youth.

Research Background

For the past ten years, comprehensive surveys completed by junior high and high school youth across rural America have yielded startling results that illustrate how broadly communities are underestimating their youth. Rural communities have persistently, if unintentionally, overlooked involving youth in the shaping of their own futures. Through the absence of definitive strategies that focus on and engage youth, rural communities have continuously failed to create pathways that offer young residents quality local career options and substantive involvement in community development that lead more young people to choose to stay or return to their hometowns.

The Survey. Through partnerships with economic development organizations, university extension and foundations, surveys have been administered to over 40,000 young people in order to determine their perspectives about their communities, education and career interests

and their desire to stay or return to rural communities, and to ascertain why or why not. The survey instrument is a web-based tool, administered with the assistance of local schools. Before communities undertake new youth engagement activities, the survey explores students' plans for the future with a special focus on perceptions about their home communities, and business ownership and career interests. Students complete the surveys in a classroom setting and the results are compiled and evaluated by Craig Schroeder, Director of Youth Engagement with the Center for Rural Entrepreneurship. The manner established for conducting the survey helps ensure that many completed responses are received, often with participation rates over ninety-percent (90%).

Survey Results

Thousands respond. The over 40,000 rural youth responding to date have some valuable insights to share – especially given that 64% of survey respondents indicate that no adult has ever asked about their views on how to make their community a more attractive option for young people to choose to live and work as young adults.

Of first importance, 46% of the young people rated their communities as an above average to excellent place to live. Half (50%) picture themselves living in their hometown in the future if quality career opportunities are available. Among the youth surveyed, 18% said they plan to stay in their communities after high school and 17% indicated that they plan to return home in the future. The big “if” for youth is whether or not quality career opportunities will be available to them in their hometown communities. The current perception shared by 42% of the students is that greater chances for economic and professional success exist beyond the bounds of the rural regions they call home.

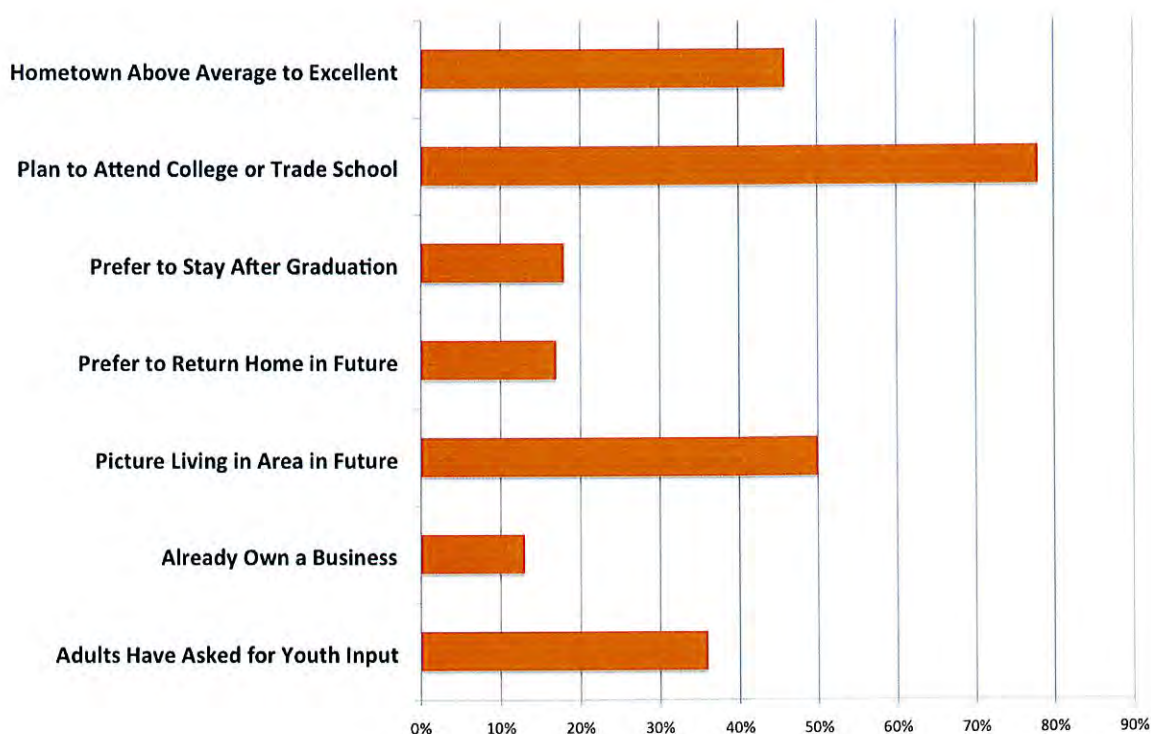
Why stay or return? Why would youth like to stay in their hometown communities? Family ties and a good place to raise a family were two top motivators for 46% of the survey participants to stay or return to their communities. These reasons signify potent emotional ties to the places where the youth grew up, and rural community leaders should recognize this strong social capital for its true value as a building block for revitalizing communities through the attraction of youth to their hometown roots.

Second, many young respondents feel that their communities encourage youth to seek their futures elsewhere instead of presenting opportunities for them at home. This pattern holds true whether the students were looking at options for higher education or seeking jobs. A very high percentage of the surveyed students (78%) plan to go on to college. It need not be automatic for them to leave the area if community colleges, branch university campuses and distance education technologies offer quality educational opportunities locally. Rural communities can link their educational assets with youth ambitions and keep them closer to home.

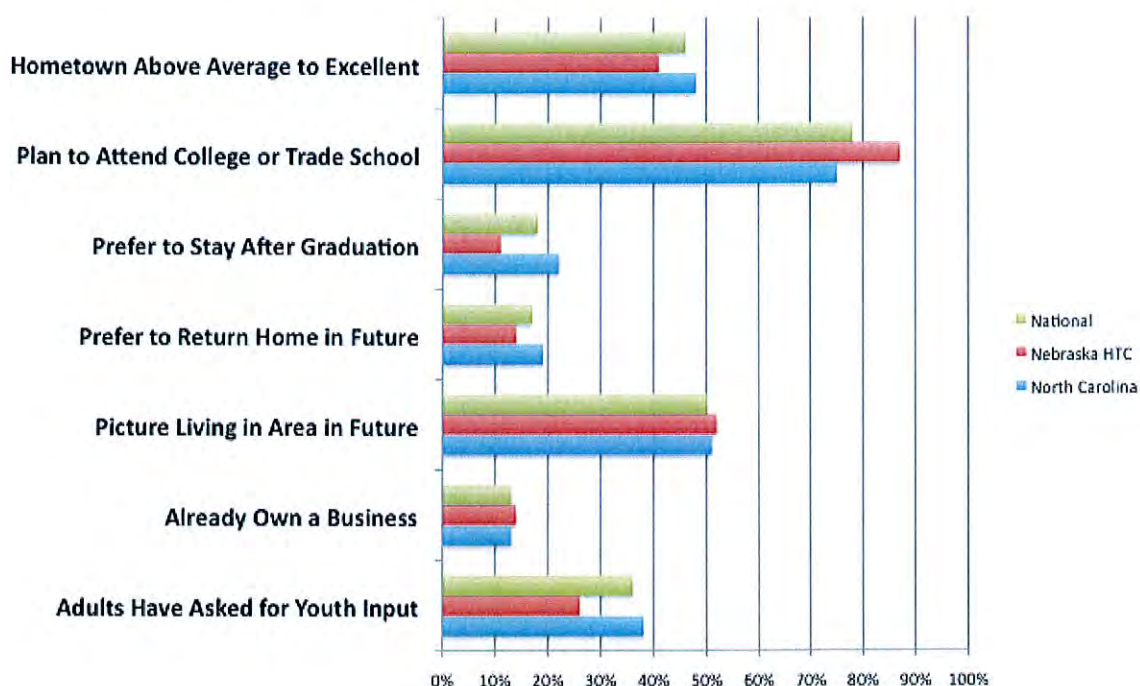
Third, a number of young people expressed entrepreneurial aspirations that could be realized right at home. Enterprising young people may well provide the key for a rural region's ability to grow economically by building wealth and creating jobs that are well positioned for competing in a globally connected economy. A series of responses regarding entrepreneurship shows a significant amount of interest in business ownership. Thirteen percent (13%) of the youth population answering the survey already owned a business and 42% expressed the desire to own a business in the future. An equal percentage (42%) said that they would like to take an entrepreneurship class connected with hands-on learning experiences in their communities.

In Table I, youth responses to seven central questions on the survey are illustrated.

Table I – National Youth Survey Results – 2004 through 2013



In Table II, these results are contrasted with two very different regions of the county, Nebraska and North Carolina to illustrate survey results by geography and how they are remarkably consistent in terms of youth perspectives about their communities and future aspirations.

Table II – Regional Survey Responses Compared to All Responses

Another consideration that influences whether or not a young person will remain within the community has to do with community activities of interest to youth, especially teenage youth. Eighteen percent (18%) responded that a lack of entertainment choices – the “nothing to do” syndrome of rural life – was an impetus for leaving town. Another 14% indicated that a lack of shopping opportunities also detracted from their willingness to live in their hometowns. Both of these factors point out the need for communities to work with youth to create more recreational activities, but they also hint at business opportunities that could be created and owned and operated by young people.

From Findings to Action

Value and Benefit for Communities That Invest in Youth

The findings of these surveys provide real encouragement for rural community leaders and developers to build upon the too often untapped potential and energy of young people. Their desire to contribute to their communities, their dedication to acquiring higher education and pursuing quality careers, and their notable interest in entrepreneurship are key ingredients for success with the right spectrum of activities. It is the responsibility of local leaders to work in concert with educators to design strategies and enact plans that hone that social and intellectual capital into a more promising future.

A Call to Action. Rural communities can take steps immediately to begin to cultivate the full potential of their youth population. There are two key places in which to begin the work.

Getting to know your young people

Adults often make the mistake of thinking that they know the interests of young people – how they think, and what they want. Any thriving entrepreneur can confirm that a keen understanding of markets and motivations are essential to success. Communities that are serious about the business of revitalization should consider ways to get to know their youth and to involve them.

A simple survey is a great way to start the process, to gain insight into the perceptions and interests of young people. Focus groups with youth and young adults is an effective method for deepening the learning and engaging in meaningful dialog. In one community, youth took up the banner to discuss what they wanted in their town and how they could make it better. They began communications through FaceBook and eventually started meeting in person to create a groundswell of activities in their hometown of McCook, Nebraska.

"For me, it has opened up a world of contacts. I'm on a first-name basis with the bank president, I serve on the Heritage Day Committee, and I've been able to meet a lot of our community's most influential people and work with them. That's helping get the work of the [McCook Youth] League done, and reflecting well on all of us. It's a good symbiotic relationship."

Shane Hilker, a young adult in McCook, Nebraska, cites personal and group benefits from the youth engagement experience there.

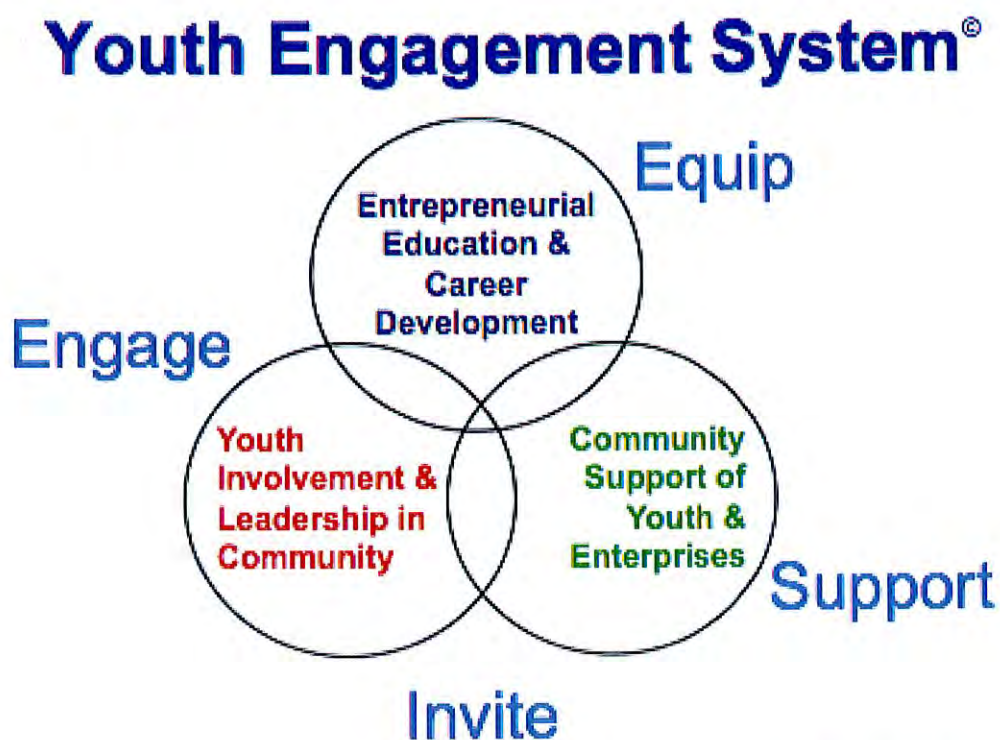
Survey and focus group results can be shared broadly with the community, and among elected officials and informal leadership, to demonstrate the potential impact that involving youth can hold for the community. The use of social media, newspapers, radio, TV and the weekly shopper to broadcast the good news can

generate excitement and opportunities to engage. Teachers can also discuss the results in their classrooms and use the information to develop student projects that benefit the community.

Community asset mapping and organizing are two key tools for leveraging the resources that already exist in a community and region to support youth engagement. In fact, in many instances, it is beneficial to proceed with asset mapping and organizing as communities move towards the youth assessment work to generate buy-in from youth organization and community leaders. Mapping the community's assets with an eye towards the career and community priorities expressed by young people, will be critical to setting the stage for the youth engagement and attraction work to come.

Putting your knowledge to work

Once community leaders and developers have a good understanding of the priorities and interests of their young people, it is time to put this knowledge to work. A three-pronged approach is encouraged that incorporates entrepreneurship education and career development, community service and leadership roles, and adult mentoring and community investment in youth enterprises. These three key elements are incorporated into a framework referred to as the Youth Engagement System that incorporates local assets and resources to create an effective strategy for engaging, equipping and supporting youth and then inviting them home as young adults and families.



The goal of this interconnected approach is to leverage and integrate the important parts of youth engagement activities. Each of the three elements is very important, but falls short without the other two. Examples of this include:

- Having a strong entrepreneurship program, but no connection to the community – youth experiences do not go beyond the classroom learning environment.

"The youth attraction scenario is quite remarkable. While recognizing that it is a projection, it still generates real excitement as people in Brookfield realize that – with a fairly small investment of time and resources – we can be truly optimistic about our town's future and growth."

Becky Cleveland, Executive Director, Brookfield Area Growth Partnership, Brookfield, Missouri.

- Involving youth in community leadership roles, but not entrepreneurship and career development – youth may fail to see career and business opportunities in their own hometown, and therefore feel they must leave to make a living.

- Adults talking about the importance of youth to the community's future, but not providing venues for youth to get involved or pathways to career or business opportunities – youth feel undervalued and "encouraged" to leave

the community.

Some recommended action steps that communities can explore, which have been formulated in part due to the survey data collected include:

- Combine vision with action. Invest time and resources into (1) youth priorities and (2) making communities more attractive options where young people want to live, contribute, work, and play.
- Create a community plan for improvement that actively engages youth as integral, vital partners in planning efforts. Remember, they will inherit the community some day.
- Encourage the development of small and medium-sized businesses that can offer business ownership and quality jobs to young people. Create and ensure access to technical assistance and business coaching in the development of businesses owned by young people. Support a variety of businesses that will provide outlets for recreation and shopping.
- Introduce entrepreneurship education within the school system or as an extracurricular opportunity. Create a mentorship program where students can shadow community entrepreneurs and gain hands-on knowledge.

- Above all, consult and involve local youth and young adults in every phase of community development activities. Through such involvement, the future leaders of the community will be developed.

The Value Proposition. Communities should not miss the opportunity to forecast the potential of their young people, and build on its real promise. In its work with rural communities over the past decade, the Center for Rural Entrepreneurship has developed significant expertise in helping communities successfully engage youth in meaningful ways.

Utilizing the information obtained from youth surveys and focus groups, completing a youth resources asset map and implementing a youth engagement action plan built upon youth priorities and local assets, the Center helps local leaders realize their goals for youth engagement and attracting young adults and families to their communities.

*Dear Brookfield Graduates,
You're Always Welcome Home...*



*Brookfield, MO
Gives Mailboxes to
Graduating Seniors to
Invite Them Home*

Partnering for Future Research. Understanding the contributions of youth upon the future of rural communities is far from complete. The practice of drawing from diverse rural settings around the nation is providing an ever-deepening understanding of what youth most value

about their rural communities and how they wish to contribute in making a difference. The Center is seeking partners to further this work, and to promote greater awareness of the potential that youth hold for rural America and its vitality into future generations.

For more information about youth engagement and details about conducting a youth survey, please contact Craig Schroeder, Director of Youth Engagement at craig@e2mail.org or (402) 423-8788.

So glad you came by!

Welcome to the Washington County Comprehensive Plan Update Public Opinion Survey!

Thank you for participating in our survey. *Your feedback is important.*

The County's Comprehensive Plan is an advisory document that is used to help guide the decisions made by your elected representatives in County government concerning land use and transportation over a 20 year planning horizon. It is an expression of the citizenry's vision with goals and objectives and recommendations to enhance the long range planning of the County for growth and development.

It has been said "Without a Plan, a goal is just a wish". Our effort at updating the Comprehensive Plan for Washington County is dedicated to determining the wishes of the people, and developing the plan for implementation of the Goals and Objectives with the intention of achieving the community's vision of the future.

Again. Thank you for your participation. The information you provide is SO important!

The Washington County Comprehensive Plan Update Committee

County Resident Opinion Survey

1. In which Township of the County do you live or own property?

- ☐ Ashley
- ☐ Beaucoup
- ☐ Bolo
- ☐ Covington
- ☐ DuBois
- ☐ Hoyleton
- ☐ Irvington
- ☐ Johannesburg
- ☐ Lively Grove
- ☐ Nashville
- ☐ Oakdale
- ☐ Okawville
- ☐ Pilot Knob
- ☐ Plum Hill
- ☐ Richview
- ☐ Venedy

2. Please select the one that describes where within your township you live.

- ☐ I live in a rural area
- ☐ I live within a City or Village
- ☐ I live in an unincorporated town

3. Which ONE term would you select to describe Washington County, as you would like to see it 25 years from today:

- ☐ Rural, agricultural community
- ☐ Agricultural and Rural Residential community with limited commerce and industry
- ☐ Mixed Agricultural and Residential with considerable commerce and industry

4. Between 1960 and 2010 Washington County's population grew only slightly, from 13,569 to 14,716 (8.5%). In the intervening years the population fluctuated from a high of 15,472 in 1980 to 15,148 in 2000, and then decreased in size again in 2010. At what rate would you prefer to see growth happening in Washington County in the next 25 years?

- ☐ Less than 5% growth every 10 years
- ☐ More than 5% growth every 10 years
- ☐ I have no opinion on population growth
- ☐ Other (please specify)

5. Should development of all kinds be encouraged or discouraged in rural Washington County?

- ☐ Encourage development of all kinds: residential, commercial, industrial
- ☐ Allow, but do not encourage, development of all kinds
- ☐ Discourage residential, commercial, and industrial development in rural areas of the County
- ☐ Other (please specify)

6. If Washington County is to grow, what kind(s) of growth and/or business development would you like to see in the unincorporated areas? Check all that apply.

- ☐ Rural Residential only (Minimum lot 2 acres)
- ☐ Office parks, retail outlets, light industry, heavy industry
- ☐ Tourism-related businesses
- ☐ Single or Multi-family residential on less than 2 acre sites

7. Do you agree that preservation of farmland in Washington County is of utmost importance?

- ☐ Agree
- ☐ Neutral
- ☐ Disagree

8. Do you agree or disagree that Washington County government should set agricultural land preservation as a priority goal and implement public policies to achieve it?

- ☐ Agree
- ☐ Neutral
- ☐ Disagree

9. The current lot size for building a home on land zoned agricultural in Washington County is 40 acres. This standard should be:

- ☐ Kept the way it is
- ☐ Minimum lot size should be increased
- ☐ Minimum lot size should be decreased

10. The current lot size in rural areas that is required for building a home on land zoned R-1 (Rural Residential) is 2 acres. This lot size should be:

- ☐ Minimum should be kept at 2 acres
- ☐ Minimum lot size should be increased to 5 acres
- ☐ Minimum lot size should be decreased to one acre
- ☐ Other (please specify)

11. Given a situation where a farm is sold, which one of the following best describes how you would like to see the land used after the sale? Please check only one.

- ☐ The prime agricultural land is an asset to the county and must be kept Ag.
- ☐ The land should be allowed to be subdivided for development
- ☐ I have no opinion. The land should be used however the new owner desires.

12. Would you support the use of property tax dollars for the purchase of Agricultural Conservation Easements in order to restrict the development rights on agricultural land that is sold? (An agricultural conservation easement provides an opportunity for farmers to donate or sell the development rights of their property to the county or a land trust by establishing an agricultural easement . In doing so, this ensures that the farm will forever remain in agricultural use.)

- ☐ Somewhat or strongly agree
- ☐ Neutral, no opinion
- ☐ Somewhat or strongly disagree

13. Where should new housing development be located in Washington County?

- ☐ Urbanized areas (within 1 ½ miles of an incorporated or unincorporated municipality) only
- ☐ Rural areas
- ☐ Both urban and rural areas

14. Other than farm residences, what type of housing should be permitted in rural areas? Check all that apply.

- ☐ Single-family "stick-built" houses only
- ☐ Duplexes, Multi-family, Senior/retired housing complexes,
- ☐ Manufactured homes
- ☐ I am opposed to new housing in rural areas

15. Would you agree or disagree with the County having a policy to guide new residential development through the use of conservation or cluster subdivision (often called planned use development)? These subdivisions may permit smaller lots on suitable portions of affected land parcels but preserve open space on the remainder of such parcels.

- ☐ Agree
- ☐ Disagree
- ☐ No opinion

16. Do you believe that there is a shortage of affordable housing in Washington County?

- ☐ Agree there is a shortage of affordable housing
- ☐ Disagree that there is a shortage of affordable housing
- ☐ No opinion

17. Of the following types of new development which would you NOT want to see happen in Washington County's unincorporated areas? Check all that apply.

- ☐ Heavy Industrial
- ☐ Retail Outlets
- ☐ Highway Commercial
- ☐ Scattered residential uses

18. To address future development do you believe the County's Revised Zoning Ordinance and Subdivision Ordinance (documents which govern development in unincorporated areas and municipalities with no zoning ordinance of their own) should be:

- ☐ Maintained the way they are currently
- ☐ Slightly Revised
- ☐ Majorly Revised

What revisions do you think are needed?

19. Should the requirements of the following existing ordinances or policies be stricter, relaxed, or kept the same?

	Stricter	Relaxed	Kept the same
Zoning Ordinance	<input type="text"/>	<input type="text"/>	<input type="text"/>
Subdivision Ordinance	<input type="text"/>	<input type="text"/>	<input type="text"/>
Nuisances and Sanitation	<input type="text"/>	<input type="text"/>	<input type="text"/>

Tell us what you think needs to be fixed.

20. Do you agree or disagree that units of local government have the responsibility to protect property owners and the community by regulating land use?

- ☐ Agree
- ☐ Disagree
- ☐ No Opinion

21. Should Washington County actively pursue the protection and expansion of any of the following, even if a tax levy would be necessary to do so? (Check all that apply)

- ☐ Woodlands, Open spaces, Groundwater Recharge Areas
- ☐ Wetlands, Endangered Species Areas, and Parklands
- ☐ Historic Areas and Sites
- ☐ Other (please specify)

22. Development in Washington County has brought about some changes. For each of the following that you may have observed, please indicate whether the local impact has been positive or negative?

	Access to health care, schools, shopping/traffic volume	Environmental Quality/Scenic Beauty	Wages/Local Job Market	Quality of School System	Sense of Community
Positive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Negative	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neither Positive or Negative	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

23. In your opinion, what is the best use of land along river and stream corridors within the rural areas of the County?

- ☐ Agriculture, Passive Recreation (Hunting/Fishing), or left in its natural state
- ☐ New Residential development, with setback requirements
- ☐ Industrial or Commercial

24. How satisfied are you with county roads and bridges?

- ☐ Very satisfied or somewhat satisfied
- ☐ Somewhat dissatisfied or very dissatisfied
- ☐ Neither satisfied or dissatisfied

In a few words, please explain your answer

25. What is your general opinion of the extraction industries active, or potentially active, in Washington County under federal, state, and local regulation?

	Oil Drilling	Coal Mining	Pipelines	Hydraulic Fracturing	Power Generation
Positive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Negative	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neither Positive or Negative	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

26. How satisfied are you with the quality of life in Washington County?

- ☐ Very Satisfied or Somewhat Satisfied
- ☐ Somewhat Dissatisfied
- ☐ Very Dissatisfied

Please comment on your choice

27. What effect has population growth, or the lack of it, had on the quality of life in Washington County

- ☐ Lack of population growth is a negative for the County
- ☐ Some growth is necessary for the local economy
- ☐ Lack of population growth is a positive for the County
- ☐ Neutral/No opinion

28. A variety of local characteristics influence a person's choice of where to live. What is your opinion for each of the following in influencing someone's decision to live, locate, or invest in Washington County

	Education, child care, Family-friendly	Employment opportunities	Quality of Life, Leisure Activities	Proximity to St. Louis/Commuting Distances	Gov't Services, Water/Sewer Access, Low Crime rate
Positive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Negative	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neither positive or negative	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

29. Some counties and towns have opted to hire a full-time or part-time Economic Development professional responsible for attracting new businesses and retaining existing business. In your opinion, would this be an acceptable use of public funds in Washington County?

- ☐ Warranted use of public funds
- ☐ Should be avoided
- ☐ Should be left to the incorporated cities and villages
- ☐ No Opinion

30. To what age group do you belong?

- ☐ 25 years or less
- ☐ 26 to 45 years
- ☐ 46 to 65 years
- ☐ 66 years and older

31. How long have you lived in, or owned land in, Washington County

- ☐ Less than 10 years
- ☐ 11 to 25 years
- ☐ 26 to 39 years
- ☐ 40 years or more

32. Which best describes your primary place of residence?

- ☐ Owner occupied "stick built" home
- ☐ Farm
- ☐ Manufactured home or Rental Property
- ☐ Own land only, residence in another county

33. What is your primary occupational category?

- ☐ Farming
- ☐ Service Worker
- ☐ Laborer
- ☐ Truck Driver
- ☐ Construction
- ☐ Teaching
- ☐ Clerical Worker
- ☐ Factory Worker
- ☐ Homemaker
- ☐ Sales
- ☐ Manager/Administrative
- ☐ Professional/Technical
- ☐ Federal, State, or Local Government
- ☐ Retired

34. Is your primary place of employment within Washington County?

- ☐ Yes
- ☐ No
- ☐ Based in County but job involves travel beyond

35. Approximately how many miles do you travel to your place of employment, one way

- ☐ 1-10 miles
- ☐ 11 - 20 miles
- ☐ 21-30 miles
- ☐ Greater than 30 miles
- ☐ Work from/at home
- ☐ Always traveling for business

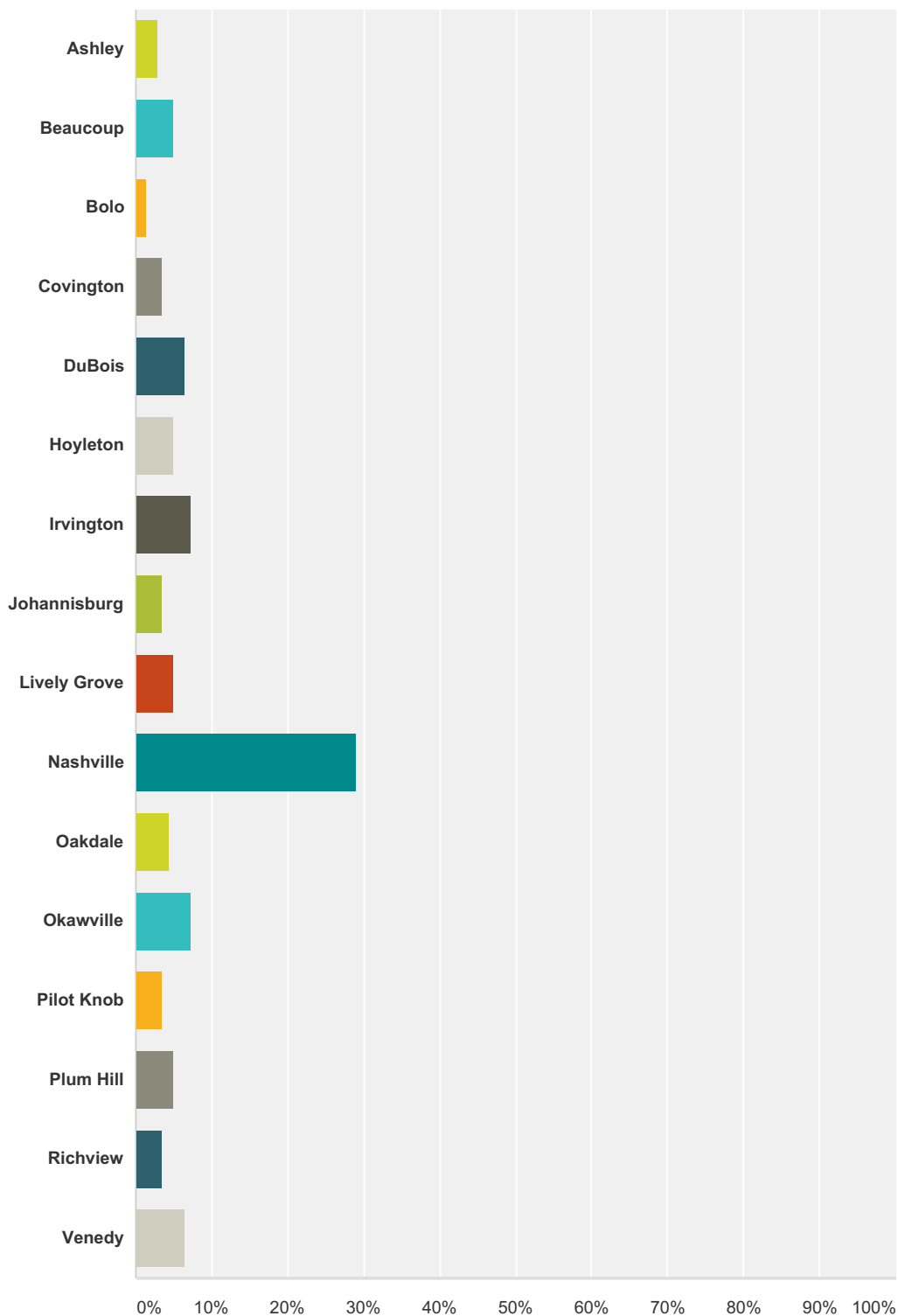
36. What one recommendation would you offer for ways to improve Washington County?

You are DONE!

We thank you for your participation. At the conclusion of the survey period we will make the reponse information from the survey available to local media for publication. Watch for it! See your responses count!

Q1 In which Township of the County do you live or own property?

Answered: 138 Skipped: 4



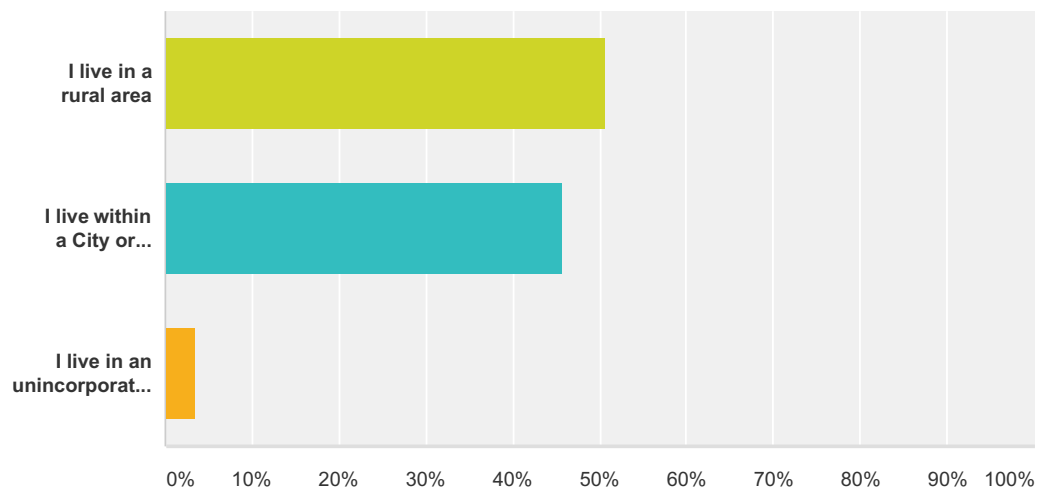
Answer Choices

Responses

Ashley	2.90%	4
Beaucoup	5.07%	7
Bolo	1.45%	2
Covington	3.62%	5
DuBois	6.52%	9
Hoyleton	5.07%	7
Irvington	7.25%	10
Johannisburg	3.62%	5
Lively Grove	5.07%	7
Nashville	28.99%	40
Oakdale	4.35%	6
Okawville	7.25%	10
Pilot Knob	3.62%	5
Plum Hill	5.07%	7
Richview	3.62%	5
Venedy	6.52%	9
Total		138

Q2 Please select the one that describes where within your township you live.

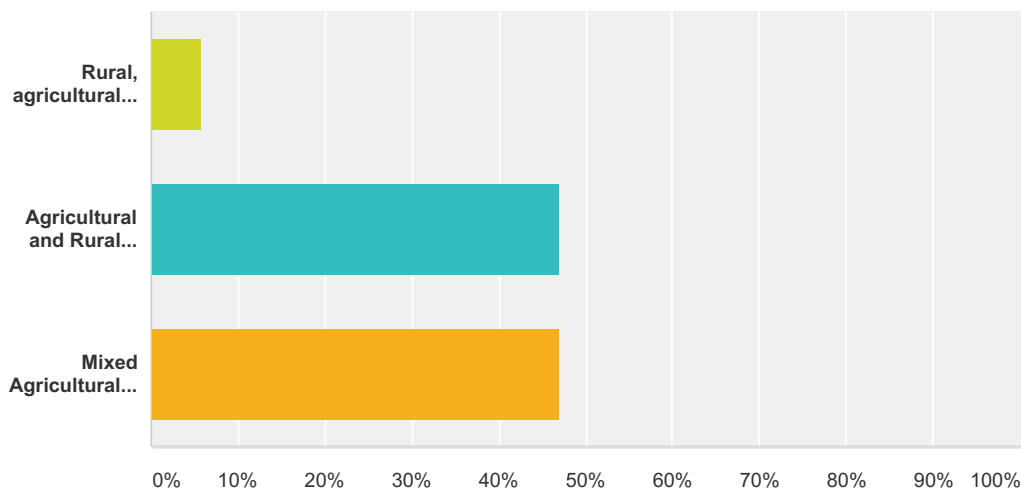
Answered: 138 Skipped: 4



Answer Choices	Responses	
I live in a rural area	50.72%	70
I live within a City or Village	45.65%	63
I live in an unincorporated town	3.62%	5
Total		138

Q3 Which ONE term would you select to describe Washington County, as you would like to see it 25 years from today:

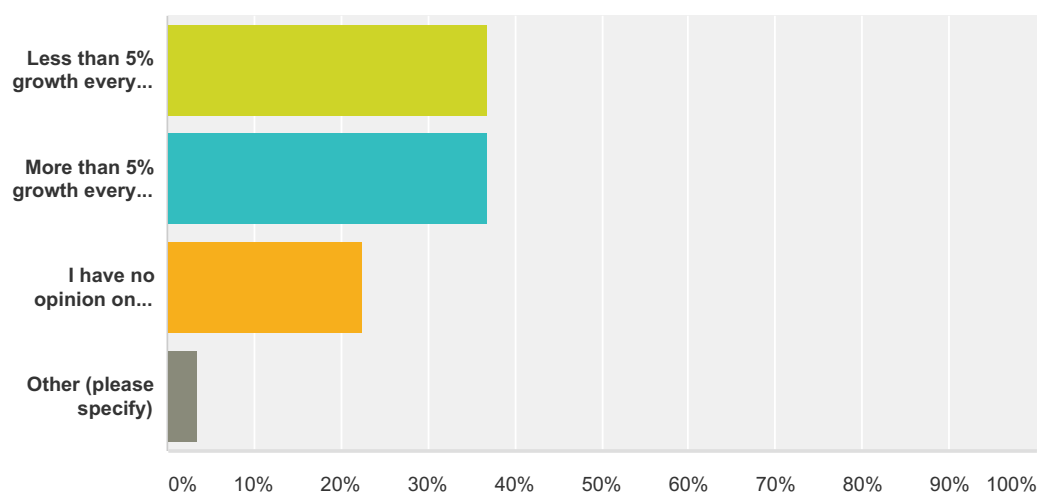
Answered: 136 Skipped: 6



Answer Choices	Responses	
Rural, agricultural community	5.88%	8
Agricultural and Rural Residential community with limited commerce and industry	47.06%	64
Mixed Agricultural and Residential with considerable commerce and industry	47.06%	64
Total		136

Q4 Between 1960 and 2010 Washington County's population grew only slightly, from 13,569 to 14,716 (8.5%). In the intervening years the population fluctuated from a high of 15,472 in 1980 to 15,148 in 2000, and then decreased in size again in 2010. At what rate would you prefer to see growth happening in Washington County in the next 25 years?

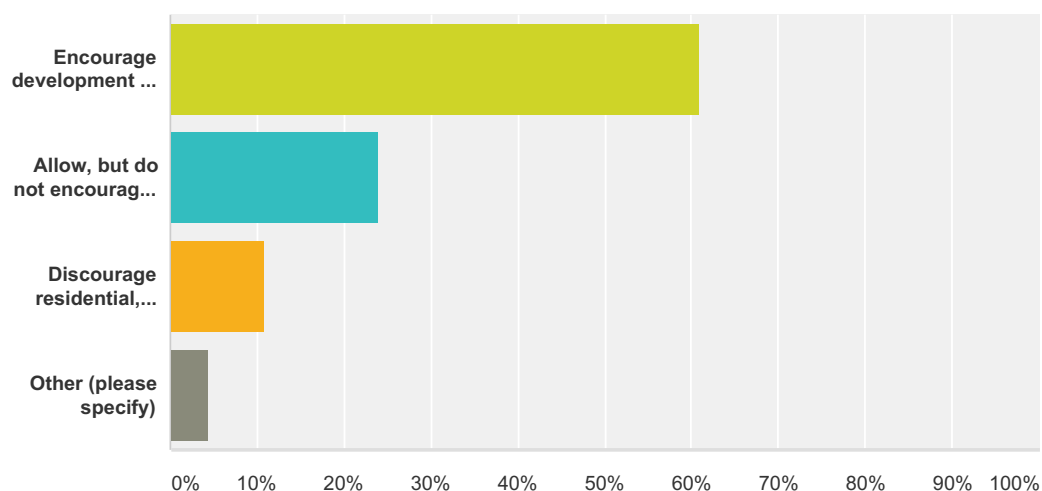
Answered: 138 Skipped: 4



Answer Choices	Responses	
Less than 5% growth every 10 years	36.96%	51
More than 5% growth every 10 years	36.96%	51
I have no opinion on population growth	22.46%	31
Other (please specify)	3.62%	5
Total		138

Q5 Should development of all kinds be encouraged or discouraged in rural Washington County?

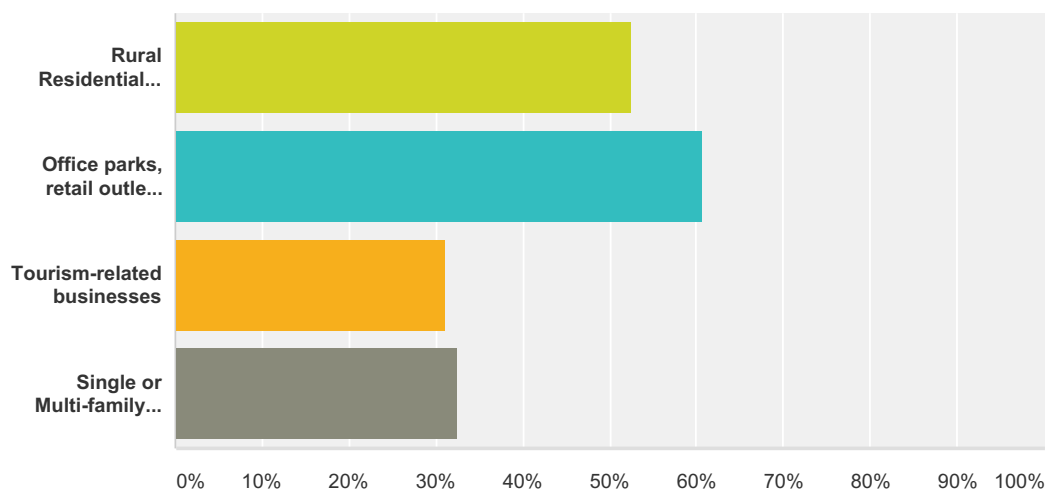
Answered: 138 Skipped: 4



Answer Choices	Responses	
Encourage development of all kinds: residential, commercial, industrial	60.87%	84
Allow, but do not encourage, development of all kinds	23.91%	33
Discourage residential, commercial, and industrial development in rural areas of the County	10.87%	15
Other (please specify)	4.35%	6
Total		138

Q6 If Washington County is to grow, what kind(s) of growth and/or business development would you like to see in the unincorporated areas? Check all that apply.

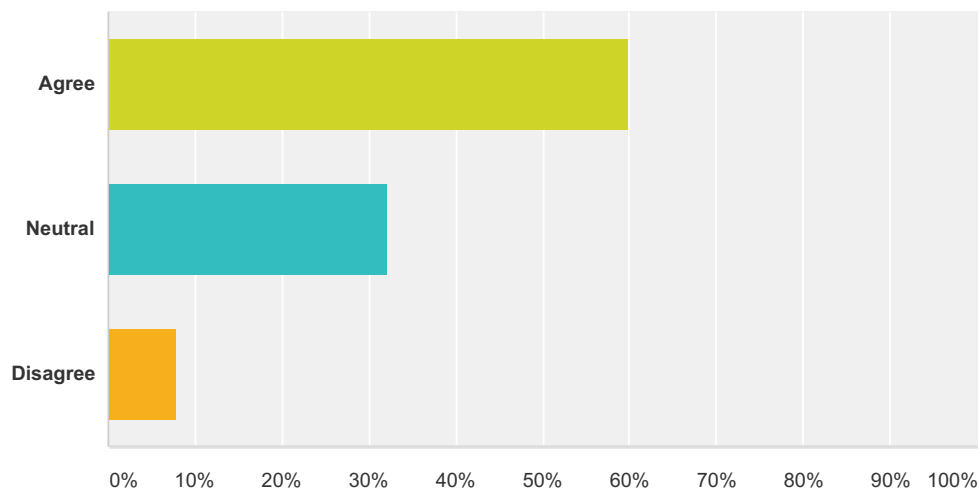
Answered: 135 Skipped: 7



Answer Choices	Responses	
Rural Residential only (Minimum lot 2 acres)	52.59%	71
Office parks, retail outlets, light industry, heavy industry	60.74%	82
Tourism-related businesses	31.11%	42
Single or Multi-family residential on less than 2 acre sites	32.59%	44
Total Respondents: 135		

Q7 Do you agree that preservation of farmland in Washington County is of utmost importance?

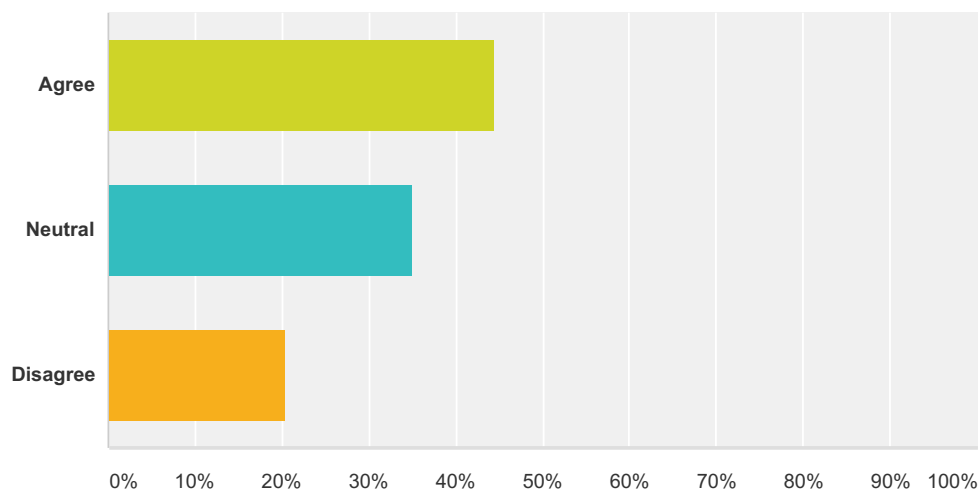
Answered: 137 Skipped: 5



Answer Choices	Responses	
Agree	59.85%	82
Neutral	32.12%	44
Disagree	8.03%	11
Total		137

Q8 Do you agree or disagree that Washington County government should set agricultural land preservation as a priority goal and implement public policies to achieve it?

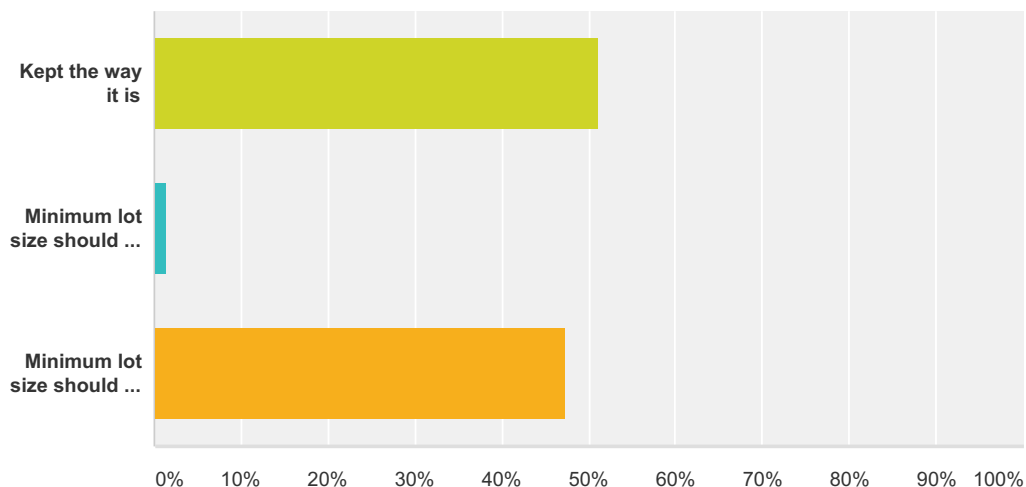
Answered: 137 Skipped: 5



Answer Choices	Responses	
Agree	44.53%	61
Neutral	35.04%	48
Disagree	20.44%	28
Total		137

Q9 The current lot size for building a home on land zoned agricultural in Washington County is 40 acres. This standard should be:

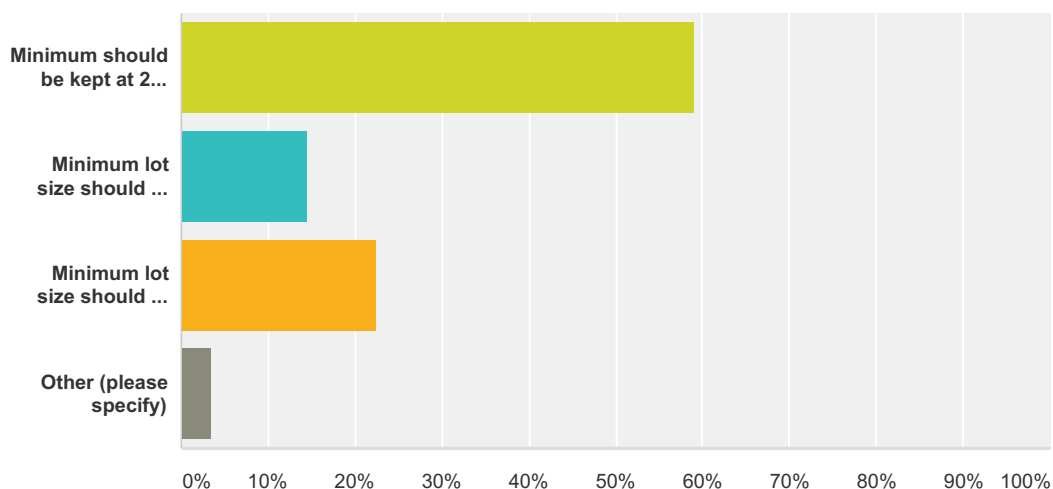
Answered: 135 Skipped: 7



Answer Choices	Responses	
Kept the way it is	51.11%	69
Minimum lot size should be increased	1.48%	2
Minimum lot size should be decreased	47.41%	64
Total		135

Q10 The current lot size in rural areas that is required for building a home on land zoned R-1 (Rural Residential) is 2 acres. This lot size should be:

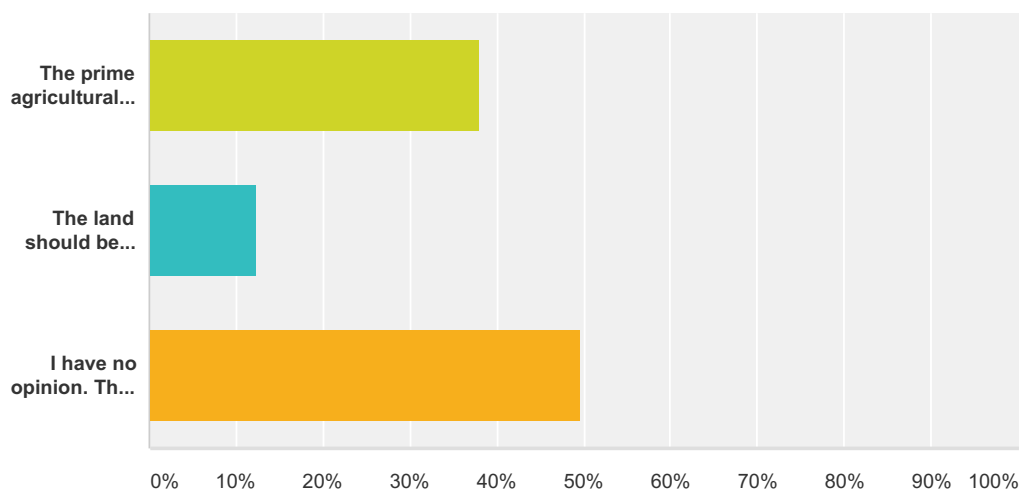
Answered: 137 Skipped: 5



Answer Choices	Responses	
Minimum should be kept at 2 acres	59.12%	81
Minimum lot size should be increased to 5 acres	14.60%	20
Minimum lot size should be decreased to one acre	22.63%	31
Other (please specify)	3.65%	5
Total		137

Q11 Given a situation where a farm is sold, which one of the following best describes how you would like to see the land used after the sale? Please check only one.

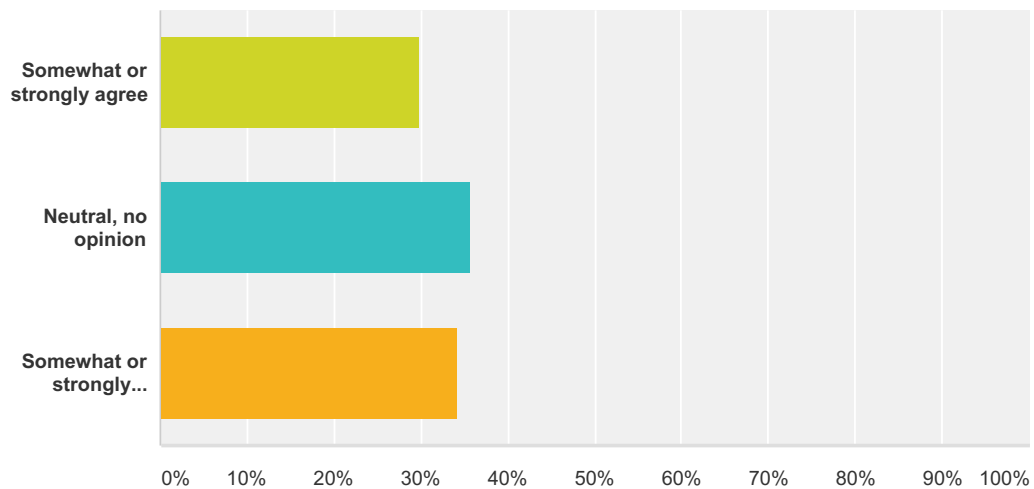
Answered: 137 Skipped: 5



Answer Choices	Responses	
The prime agricultural land is an asset to the county and must be kept Ag.	37.96%	52
The land should be allowed to be subdivided for development	12.41%	17
I have no opinion. The land should be used however the new owner desires.	49.64%	68
Total		137

Q12 Would you support the use of property tax dollars for the purchase of Agricultural Conservation Easements in order to restrict the development rights on agricultural land that is sold? (An agricultural conservation easement provides an opportunity for farmers to donate or sell the development rights of their property to the county or a land trust by establishing an agricultural easement . In doing so, this ensures that the farm will forever remain in agricultural use.)

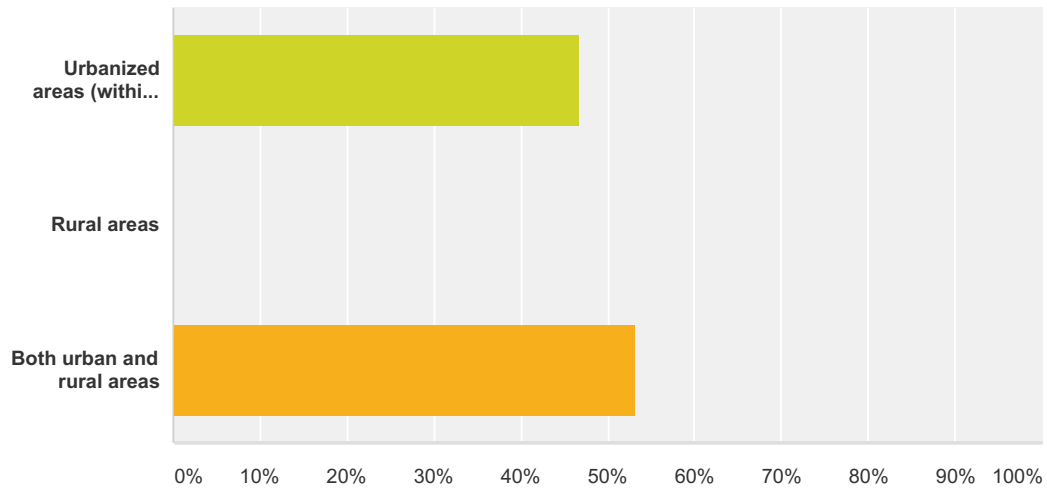
Answered: 137 Skipped: 5



Answer Choices	Responses	
Somewhat or strongly agree	29.93%	41
Neutral, no opinion	35.77%	49
Somewhat or strongly disagree	34.31%	47
Total		137

Q13 Where should new housing development be located in Washington County?

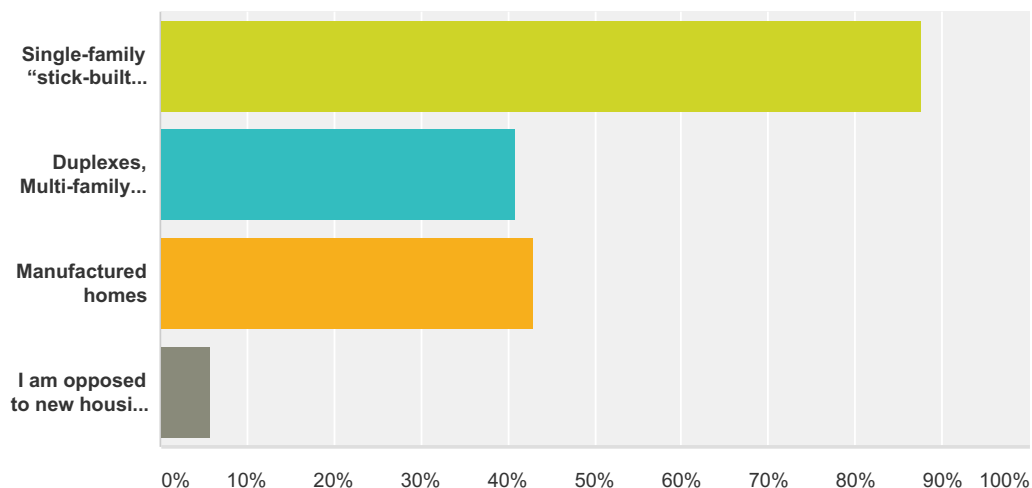
Answered: 137 Skipped: 5



Answer Choices	Responses	
Urbanized areas (within 1 ½ miles of an incorporated or unincorporated municipality) only	46.72%	64
Rural areas	0.00%	0
Both urban and rural areas	53.28%	73
Total		137

Q14 Other than farm residences, what type of housing should be permitted in rural areas? Check all that apply.

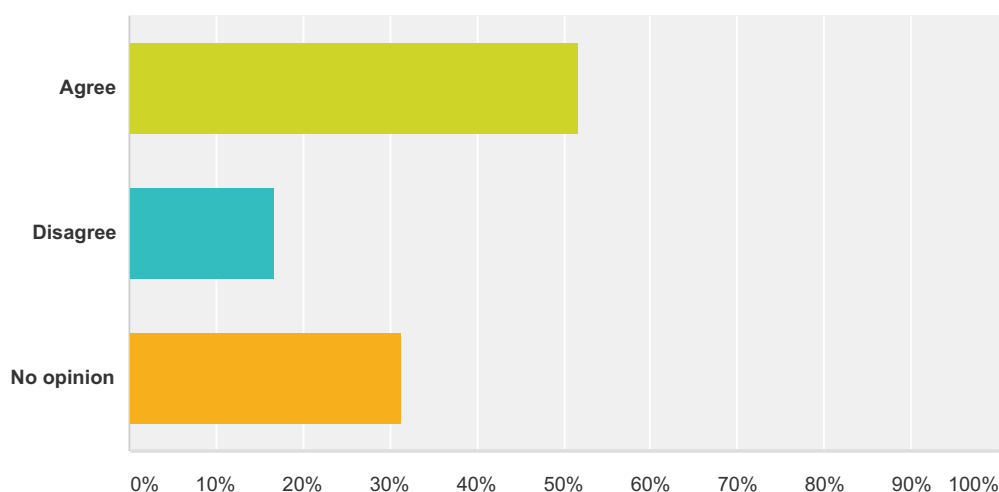
Answered: 137 Skipped: 5



Answer Choices	Responses	
Single-family "stick-built" houses only	87.59%	120
Duplexes, Multi-family, Senior/retired housing complexes,	40.88%	56
Manufactured homes	43.07%	59
I am opposed to new housing in rural areas	5.84%	8
Total Respondents: 137		

Q15 Would you agree or disagree with the County having a policy to guide new residential development through the use of conservation or cluster subdivision (often called planned use development)? These subdivisions may permit smaller lots on suitable portions of affected land parcels but preserve open space on the remainder of such parcels.

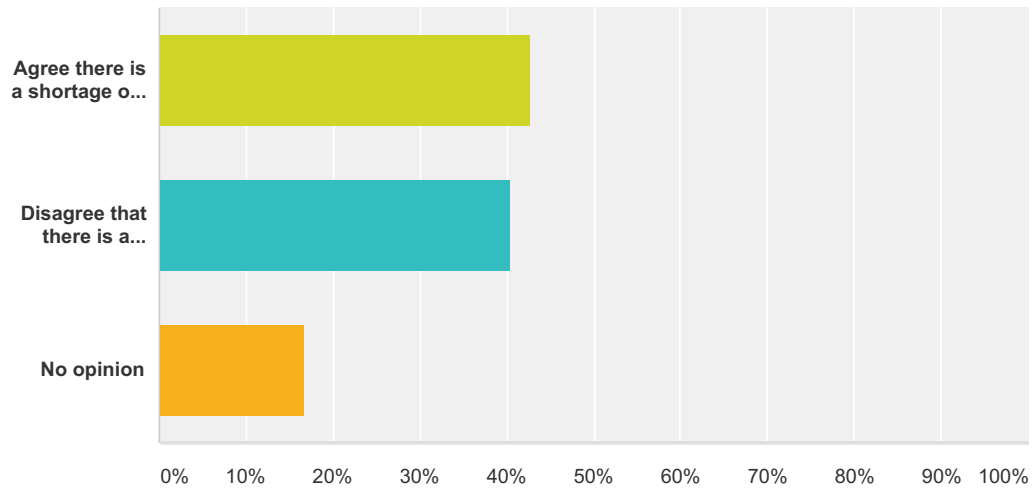
Answered: 137 Skipped: 5



Answer Choices	Responses
Agree	51.82% 71
Disagree	16.79% 23
No opinion	31.39% 43
Total	137

Q16 Do you believe that there is a shortage of affordable housing in Washington County?

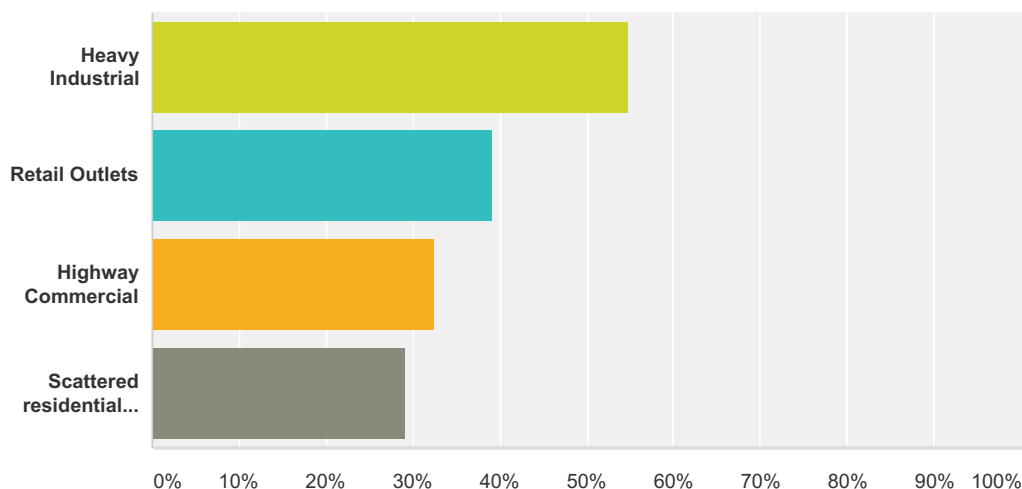
Answered: 138 Skipped: 4



Answer Choices	Responses	
Agree there is a shortage of affordable housing	42.75%	59
Disagree that there is a shortage of affordable housing	40.58%	56
No opinion	16.67%	23
Total		138

Q17 Of the following types of new development which would you NOT want to see happen in Washington County's unincorporated areas? Check all that apply.

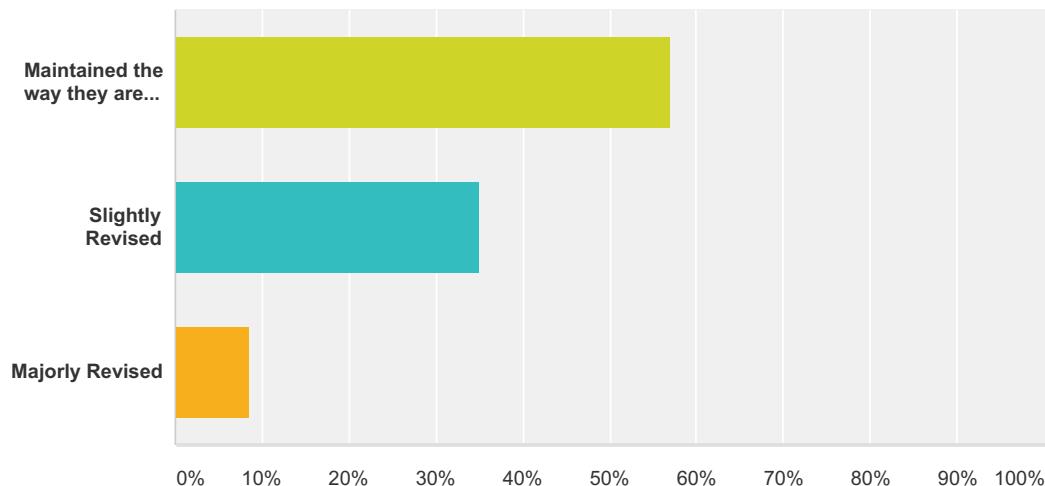
Answered: 120 Skipped: 22



Answer Choices	Responses	
Heavy Industrial	55.00%	66
Retail Outlets	39.17%	47
Highway Commercial	32.50%	39
Scattered residential uses	29.17%	35
Total Respondents: 120		

Q18 To address future development do you believe the County's Revised Zoning Ordinance and Subdivision Ordinance (documents which govern development in unincorporated areas and municipalities with no zoning ordinance of their own) should be:

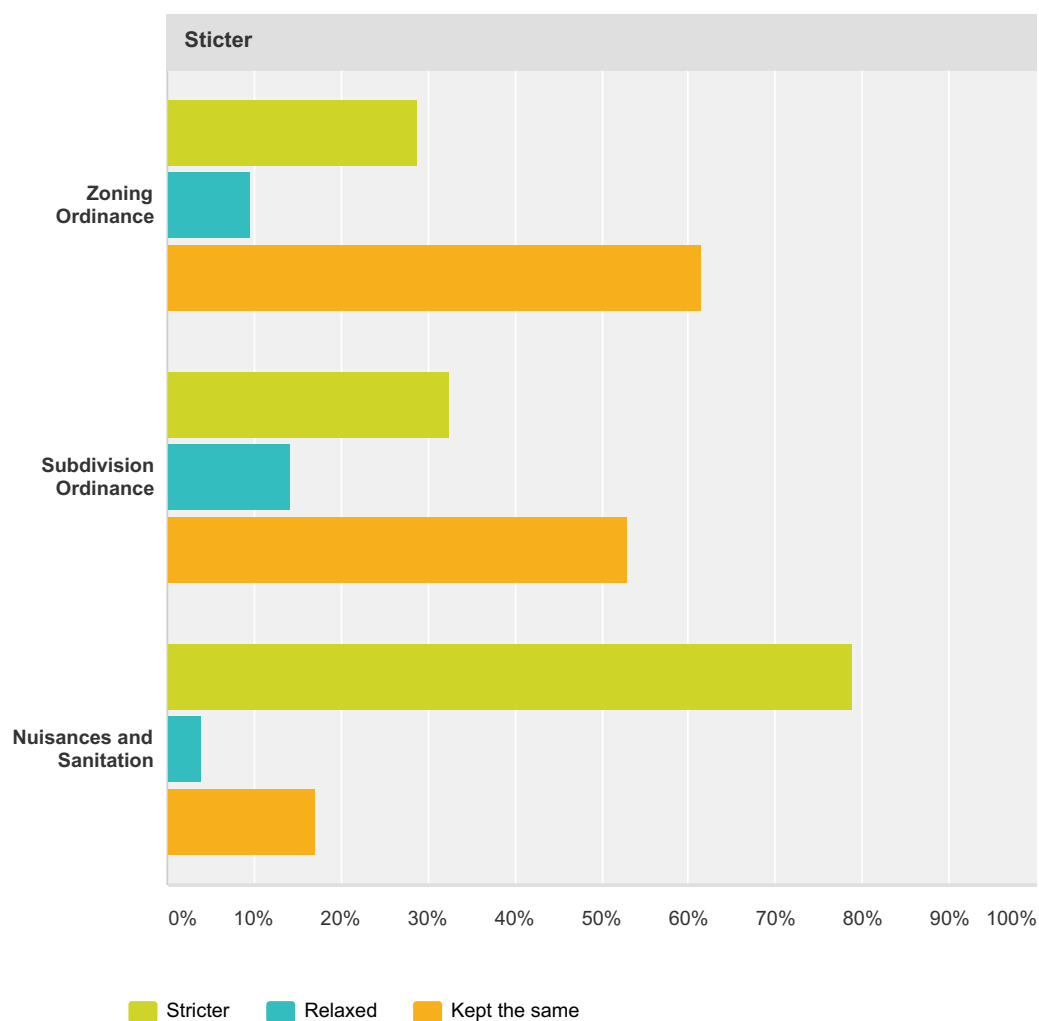
Answered: 128 Skipped: 14

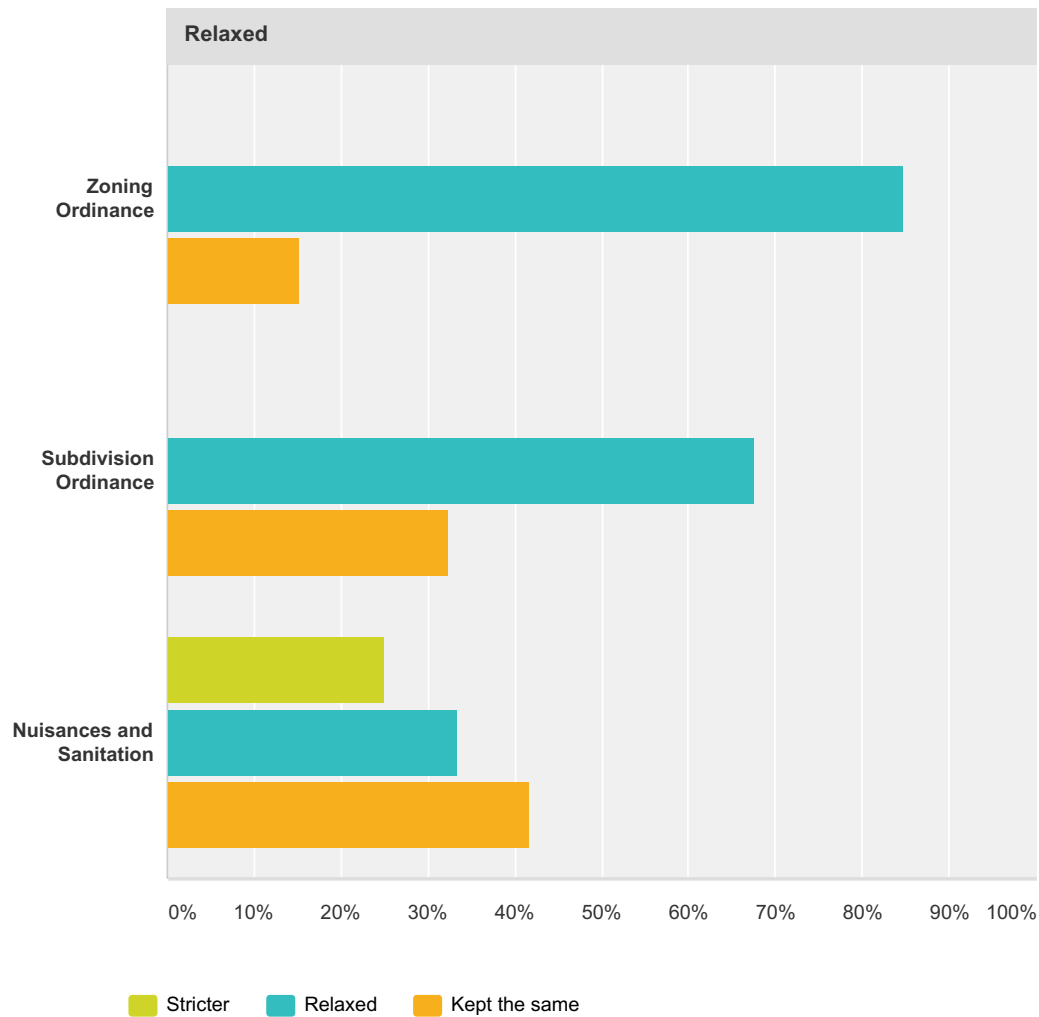


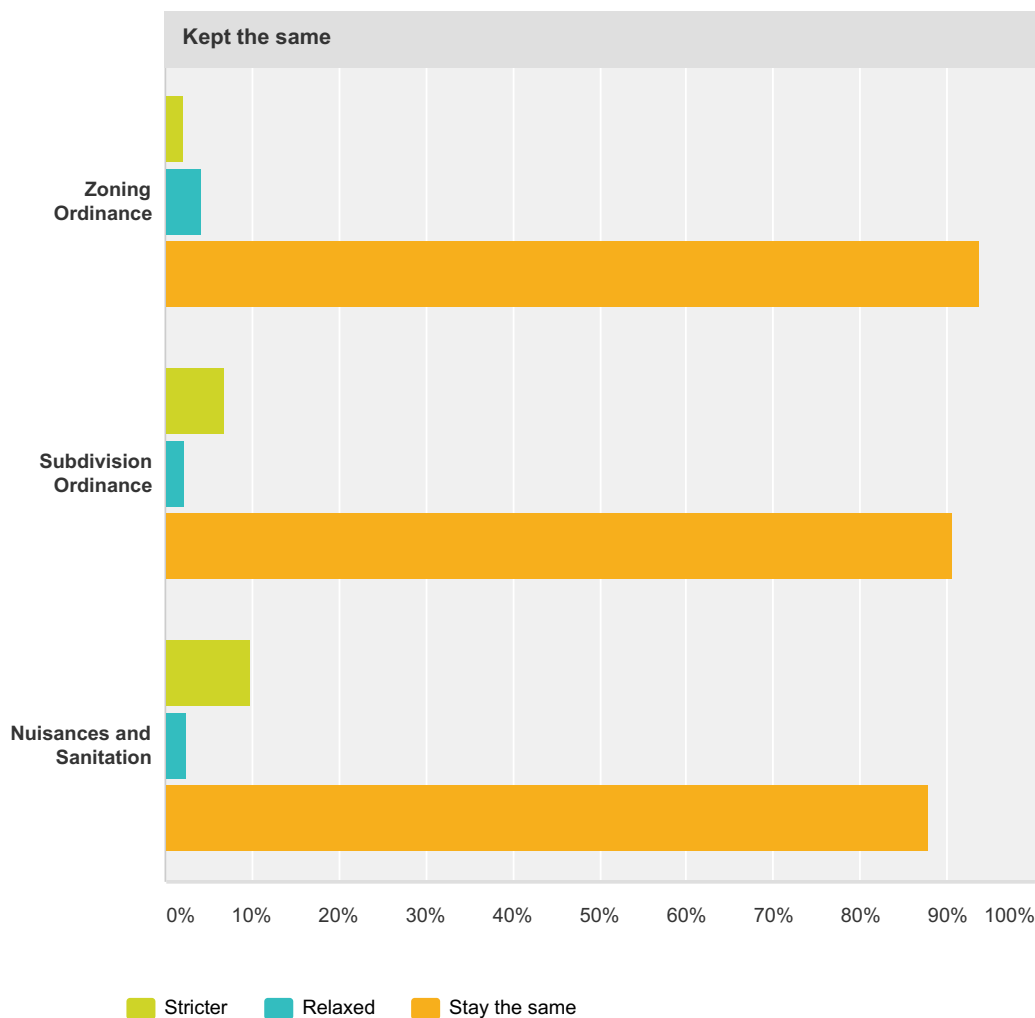
Answer Choices	Responses	
Maintained the way they are currently	57.03%	73
Slightly Revised	35.16%	45
Majorly Revised	8.59%	11
Total Respondents: 128		

Q19 Should the requirements of the following existing ordinances or policies be stricter, relaxed, or kept the same?

Answered: 122 Skipped: 20





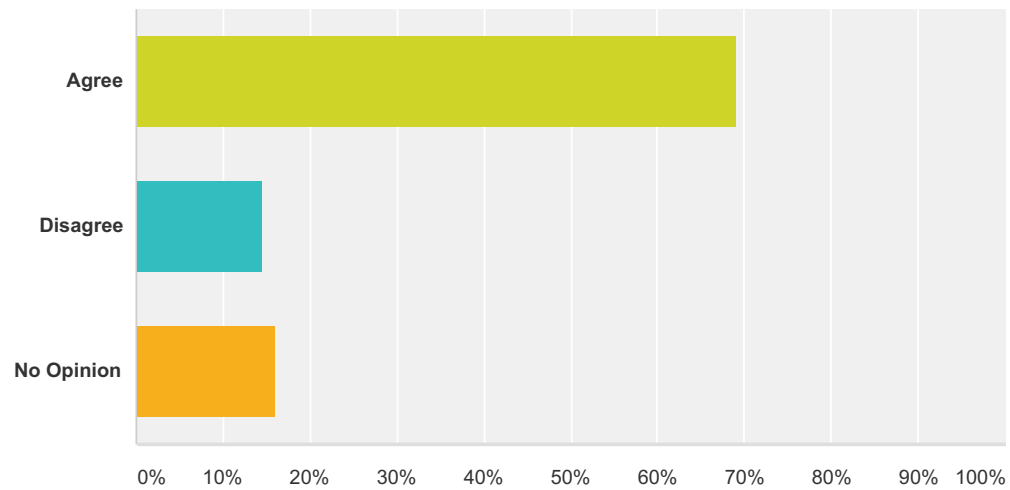


Stricter				
	Stricter	Relaxed	Kept the same	Total
Zoning Ordinance	28.85% 15	9.62% 5	61.54% 32	52
Subdivision Ordinance	32.65% 16	14.29% 7	53.06% 26	49
Nuisances and Sanitation	78.95% 60	3.95% 3	17.11% 13	76
Relaxed				
	Stricter	Relaxed	Kept the same	Total
Zoning Ordinance	0.00% 0	84.85% 28	15.15% 5	33
Subdivision Ordinance	0.00% 0	67.65% 23	32.35% 11	34
Nuisances and Sanitation	25.00% 3	33.33% 4	41.67% 5	12
Kept the same				
	Stricter	Relaxed	Stay the same	Total

Zoning Ordinance	2.08% 1	4.17% 2	93.75% 45	48
Subdivision Ordinance	6.98% 3	2.33% 1	90.70% 39	43
Nuisances and Sanitation	9.76% 4	2.44% 1	87.80% 36	41

Q20 Do you agree or disagree that units of local government have the responsibility to protect property owners and the community by regulating land use?

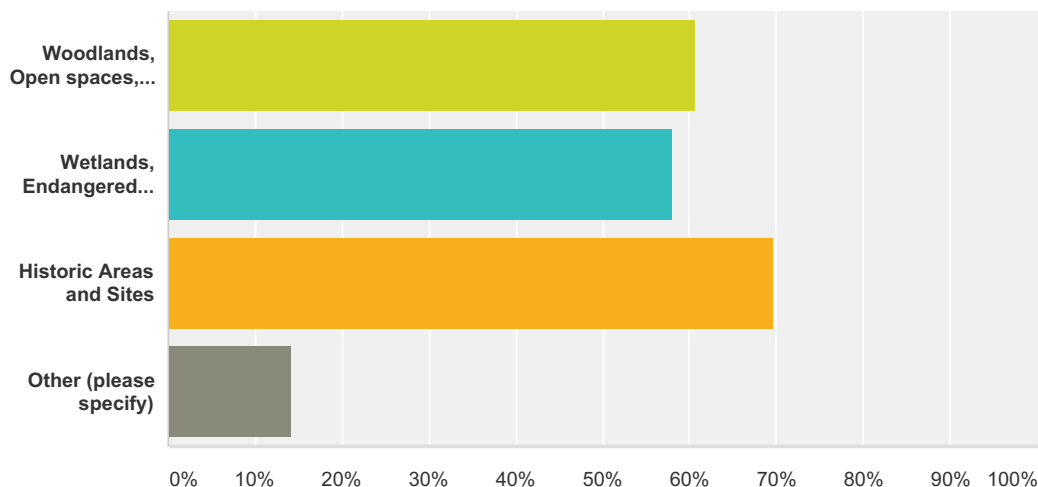
Answered: 136 Skipped: 6



Answer Choices	Responses	
Agree	69.12%	94
Disagree	14.71%	20
No Opinion	16.18%	22
Total		136

Q21 Should Washington County actively pursue the protection and expansion of any of the following, even if a tax levy would be necessary to do so? (Check all that apply)

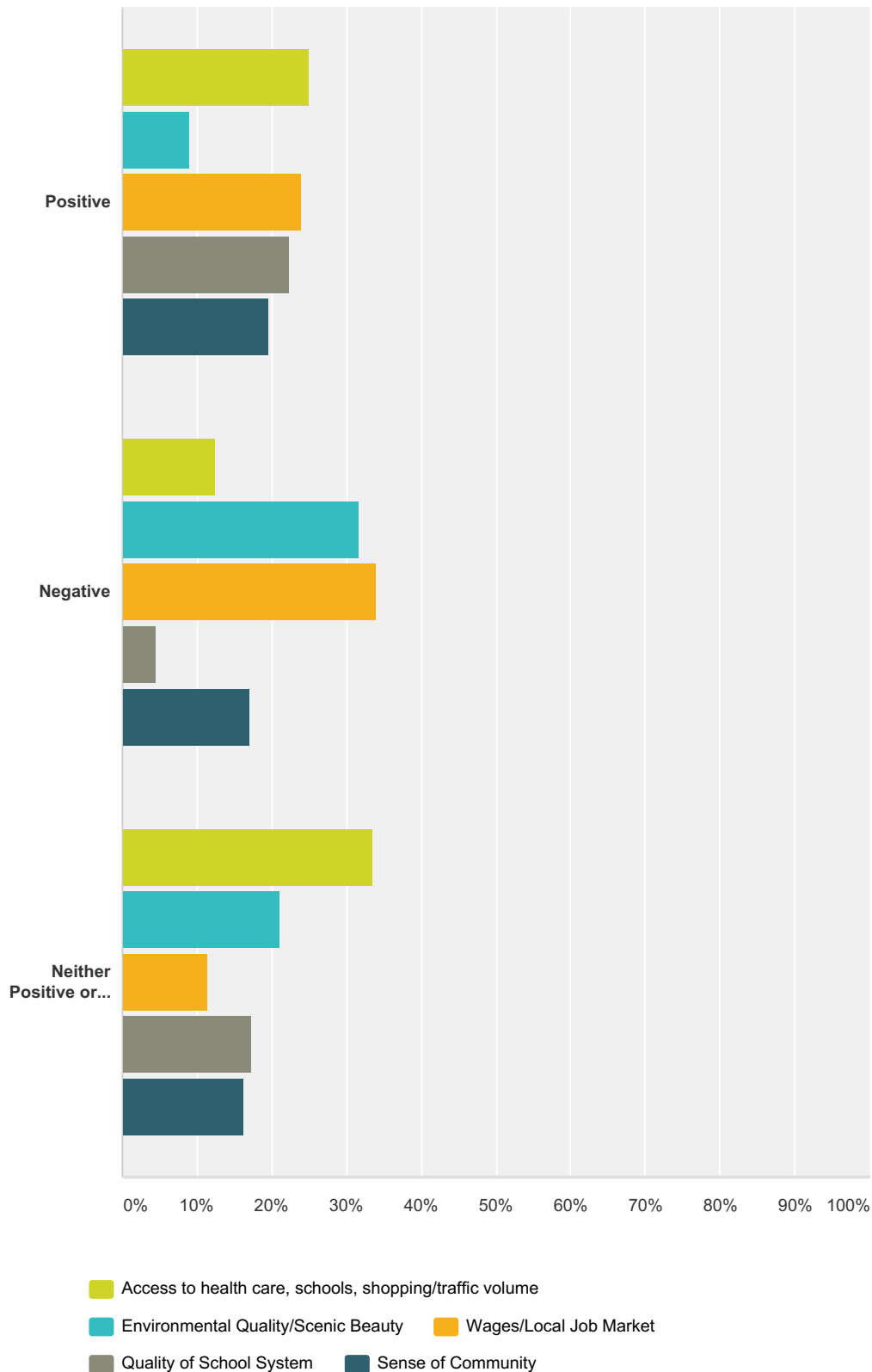
Answered: 112 Skipped: 30



Answer Choices	Responses	
Woodlands, Open spaces, Groundwater Recharge Areas	60.71%	68
Wetlands, Endangered Species Areas, and Parklands	58.04%	65
Historic Areas and Sites	69.64%	78
Other (please specify)	14.29%	16
Total Respondents: 112		

Q22 Development in Washington County has brought about some changes. For each of the following that you may have observed, please indicate whether the local impact has been positive or negative?

Answered: 128 Skipped: 14

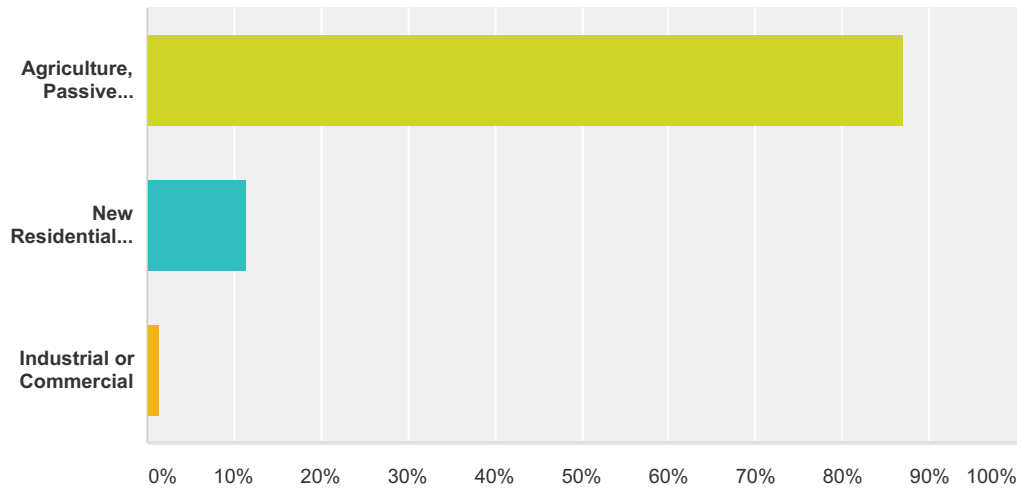


	Access to health care, schools, shopping/traffic volume	Environmental Quality/Scenic Beauty	Wages/Local Job Market	Quality of School System	Sense of Community	Total
Positive	25.00% 28	8.93% 10	24.11% 27	22.32% 25	19.64% 22	112

Negative	12.50% 11	31.82% 28	34.09% 30	4.55% 4	17.05% 15	88
Neither Positive or Negative	33.65% 35	21.15% 22	11.54% 12	17.31% 18	16.35% 17	104

Q23 In your opinion, what is the best use of land along river and stream corridors within the rural areas of the County?

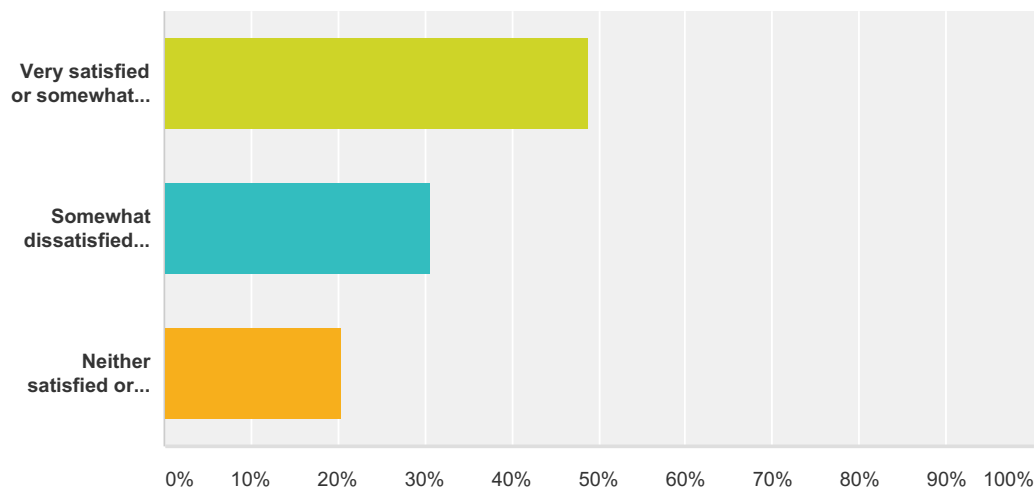
Answered: 131 Skipped: 11



Answer Choices	Responses	
Agriculture, Passive Recreation (Hunting/Fishing), or left in its natural state	87.02%	114
New Residential development, with setback requirements	11.45%	15
Industrial or Commercial	1.53%	2
Total		131

Q24 How satisfied are you with county roads and bridges?

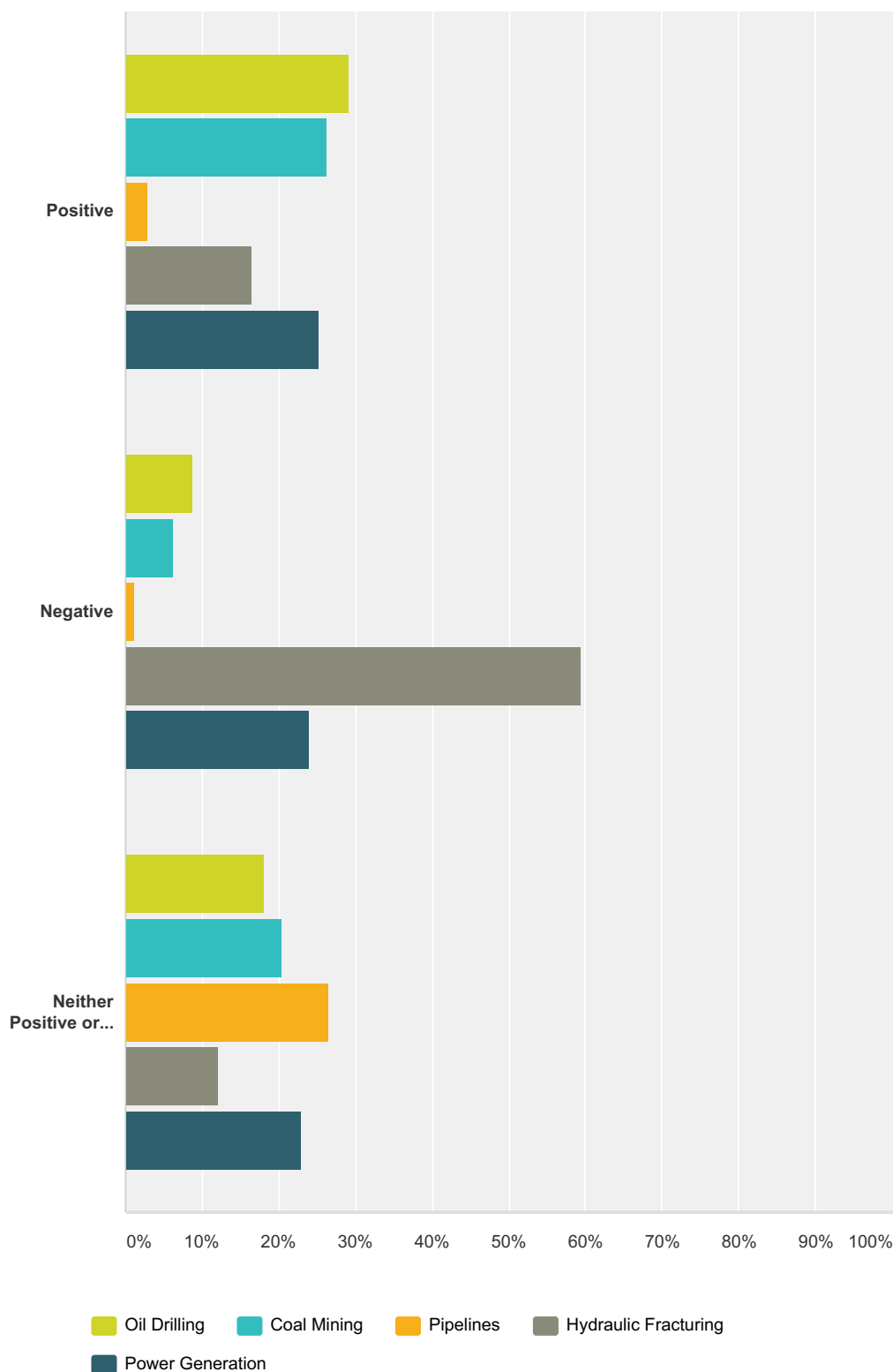
Answered: 137 Skipped: 5



Answer Choices	Responses	
Very satisfied or somewhat satisfied	48.91%	67
Somewhat dissatisfied or very dissatisfied	30.66%	42
Neither satisfied or dissatisfied	20.44%	28
Total Respondents: 137		

Q25 What is your general opinion of the extraction industries active, or potentially active, in Washington County under federal, state, and local regulation?

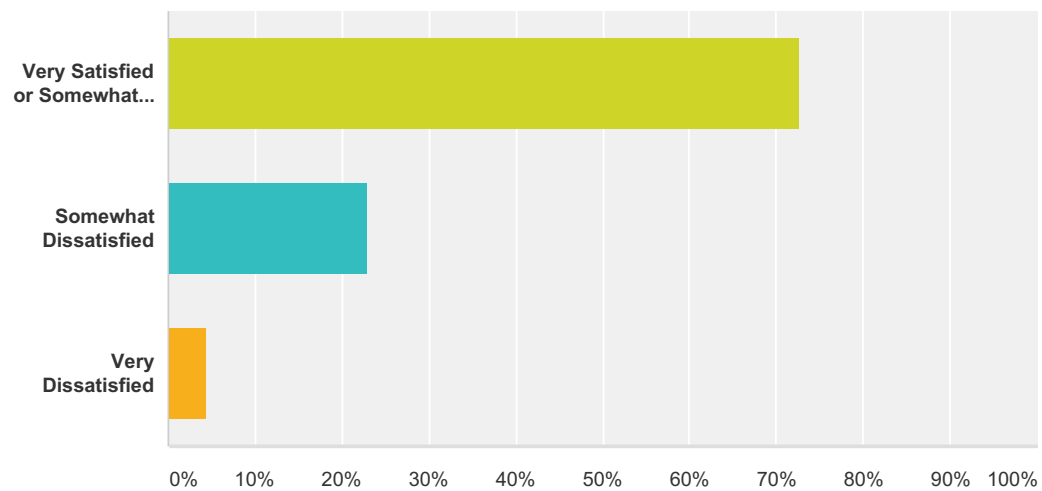
Answered: 127 Skipped: 15



	Oil Drilling	Coal Mining	Pipelines	Hydraulic Fracturing	Power Generation	Total
Positive	29.13% 30	26.21% 27	2.91% 3	16.50% 17	25.24% 26	103
Negative	8.86% 7	6.33% 5	1.27% 1	59.49% 47	24.05% 19	79
Neither Positive or Negative	18.07% 15	20.48% 17	26.51% 22	12.05% 10	22.89% 19	83

Q26 How satisfied are you with the quality of life in Washington County?

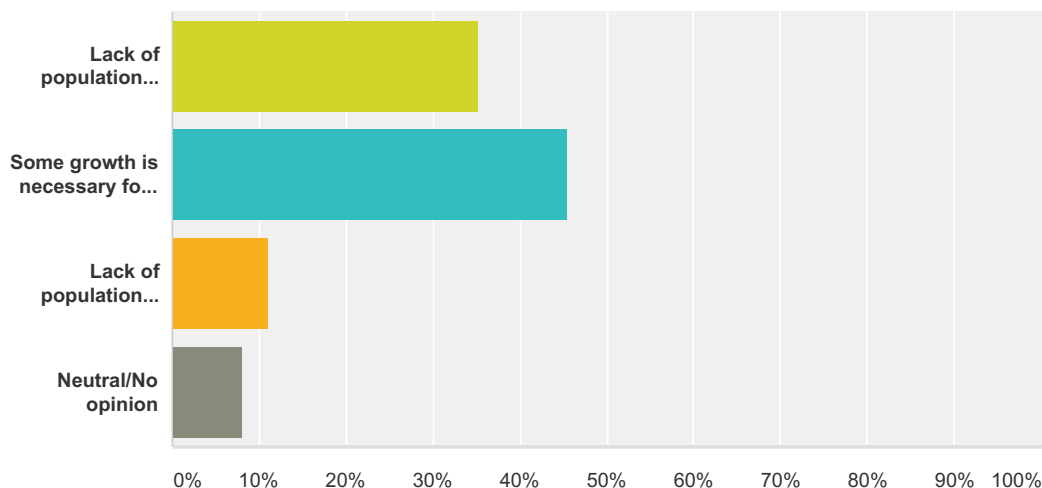
Answered: 135 Skipped: 7



Answer Choices	Responses	
Very Satisfied or Somewhat Satisfied	72.59%	98
Somewhat Dissatisfied	22.96%	31
Very Dissatisfied	4.44%	6
Total		135

Q27 What effect has population growth, or the lack of it, had on the quality of life in Washington County

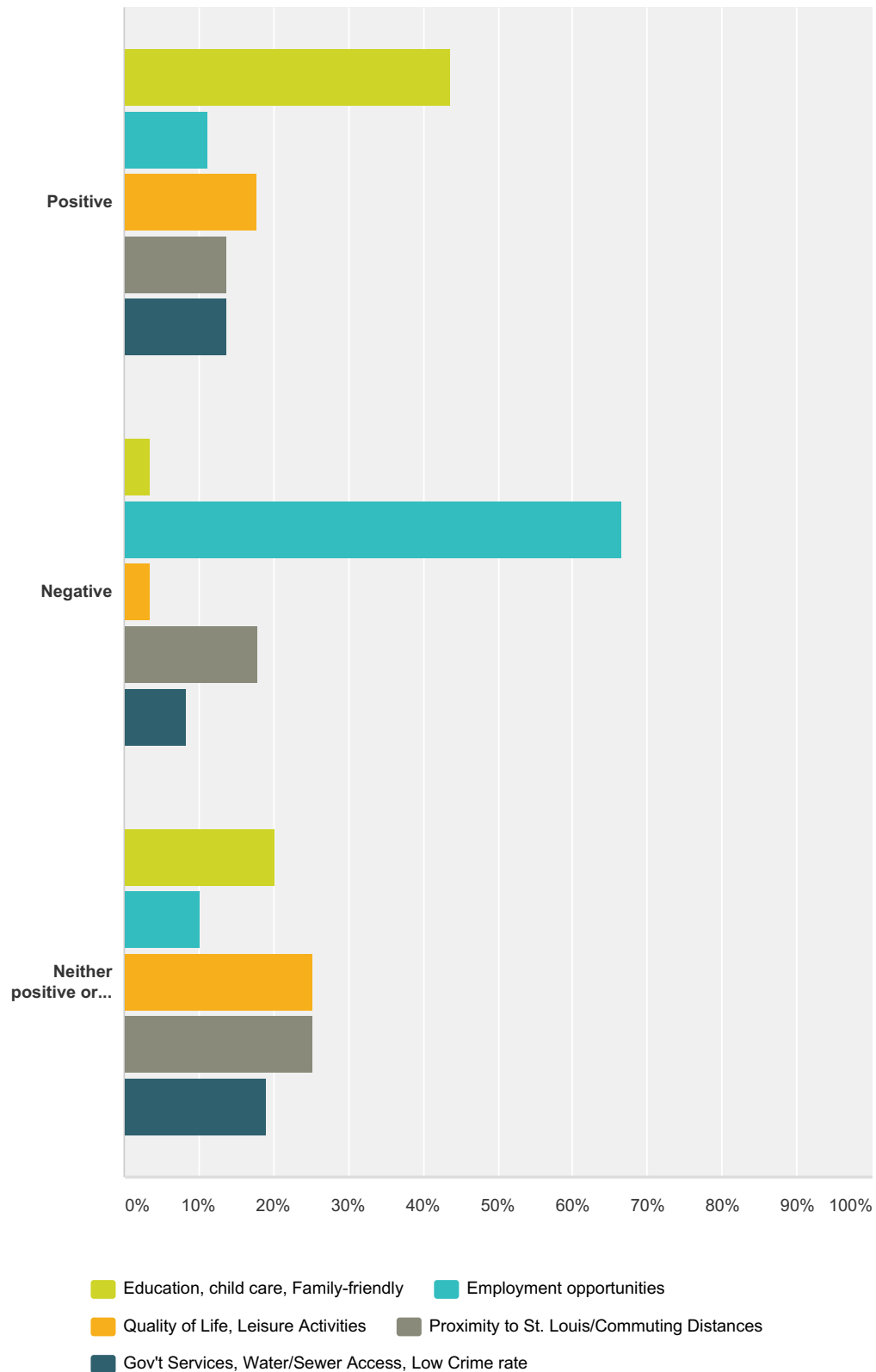
Answered: 136 Skipped: 6



Answer Choices	Responses	
Lack of population growth is a negative for the County	35.29%	48
Some growth is necessary for the local economy	45.59%	62
Lack of population growth is a positive for the County	11.03%	15
Neutral/No opinion	8.09%	11
Total		136

Q28 A variety of local characteristics influence a person's choice of where to live. What is your opinion for each of the following in influencing someone's decision to live, locate, or invest in Washington County

Answered: 129 Skipped: 13

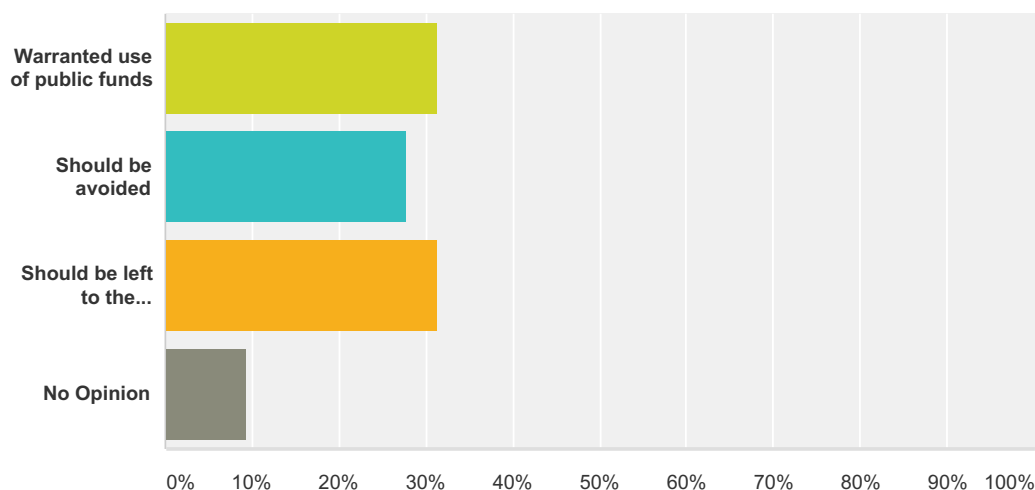


	Education, child care, Family-friendly	Employment opportunities	Quality of Life, Leisure Activities	Proximity to St. Louis/Commuting Distances	Gov't Services, Water/Sewer Access, Low Crime rate	Total
Positive	43.55% 54	11.29% 14	17.74% 22	13.71% 17	13.71% 17	124

Negative	3.57% 3	66.67% 56	3.57% 3	17.86% 15	8.33% 7	84
Neither positive or negative	20.25% 16	10.13% 8	25.32% 20	25.32% 20	18.99% 15	79

Q29 Some counties and towns have opted to hire a full-time or part-time Economic Development professional responsible for attracting new businesses and retaining existing business. In your opinion, would this be an acceptable use of public funds in Washington County?

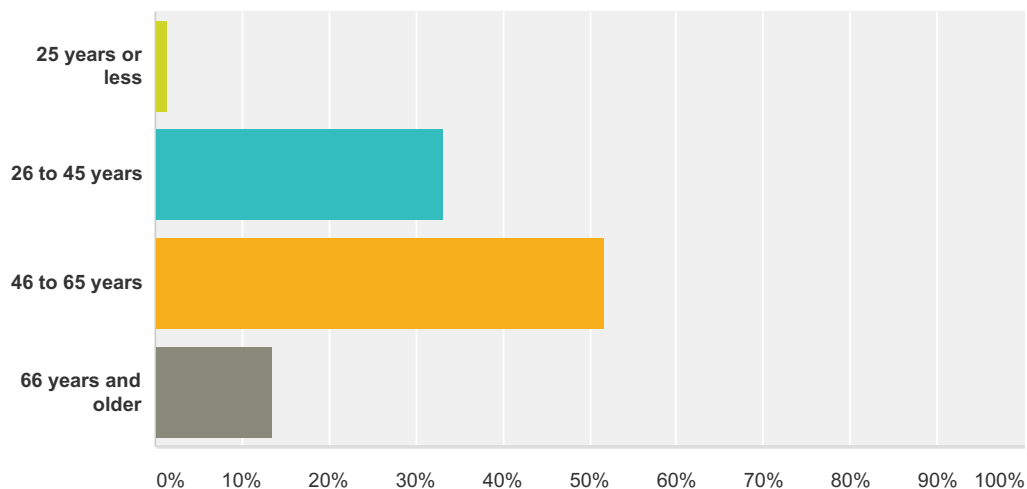
Answered: 137 Skipped: 5



Answer Choices	Responses	
Warranted use of public funds	31.39%	43
Should be avoided	27.74%	38
Should be left to the incorporated cities and villages	31.39%	43
No Opinion	9.49%	13
Total		137

Q30 To what age group do you belong?

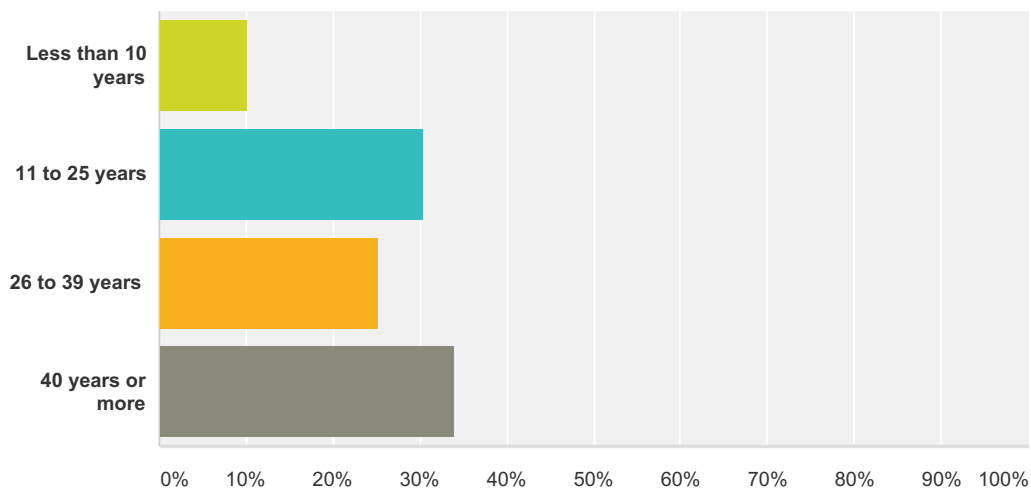
Answered: 139 Skipped: 3



Answer Choices	Responses
25 years or less	1.44% 2
26 to 45 years	33.09% 46
46 to 65 years	51.80% 72
66 years and older	13.67% 19
Total	139

Q31 How long have you lived in, or owned land in, Washington County

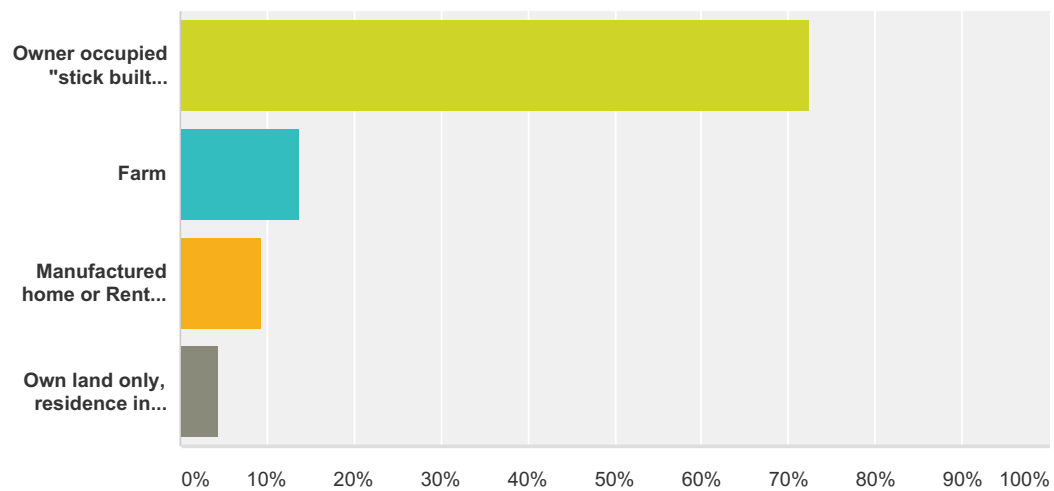
Answered: 138 Skipped: 4



Answer Choices	Responses	
Less than 10 years	10.14%	14
11 to 25 years	30.43%	42
26 to 39 years	25.36%	35
40 years or more	34.06%	47
Total		138

Q32 Which best describes your primary place of residence?

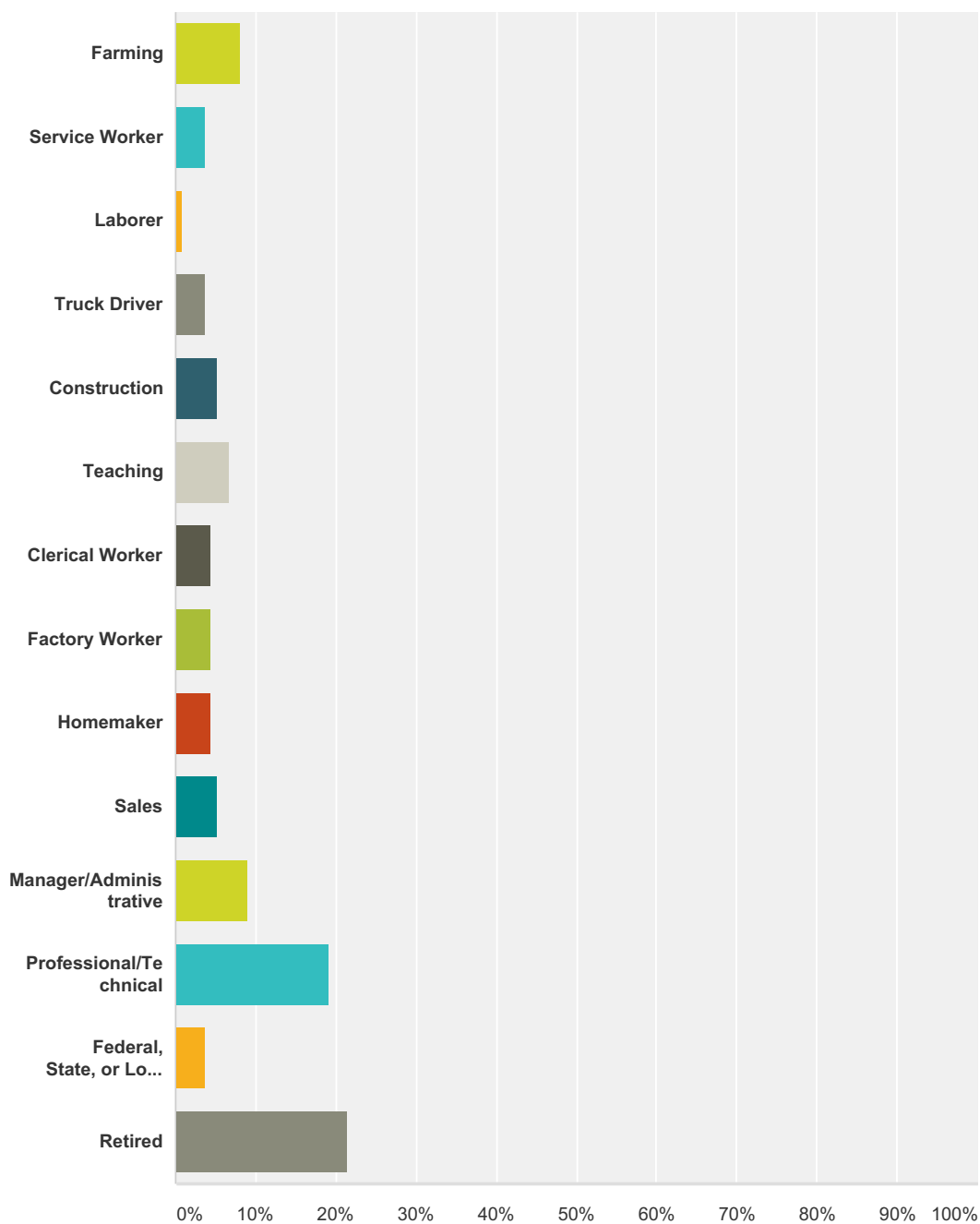
Answered: 138 Skipped: 4



Answer Choices	Responses
Owner occupied "stick built" home	72.46% 100
Farm	13.77% 19
Manufactured home or Rental Property	9.42% 13
Own land only, residence in another county	4.35% 6
Total	138

Q33 What is your primary occupational category?

Answered: 135 Skipped: 7

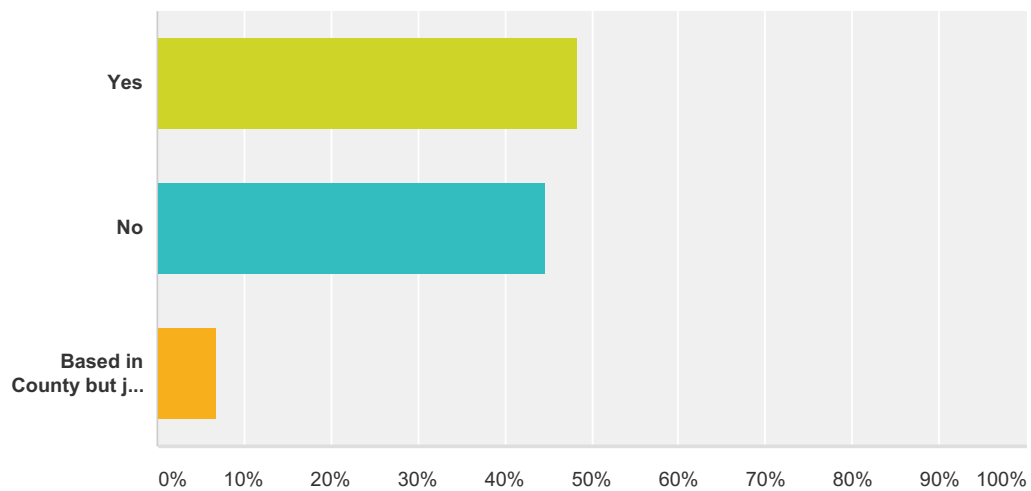


Answer Choices	Responses
Farming	8.15% 11
Service Worker	3.70% 5
Laborer	0.74% 1

Truck Driver	3.70%	5
Construction	5.19%	7
Teaching	6.67%	9
Clerical Worker	4.44%	6
Factory Worker	4.44%	6
Homemaker	4.44%	6
Sales	5.19%	7
Manager/Administrative	8.89%	12
Professional/Technical	19.26%	26
Federal, State, or Local Government	3.70%	5
Retired	21.48%	29
Total		135

Q34 Is your primary place of employment within Washington County?

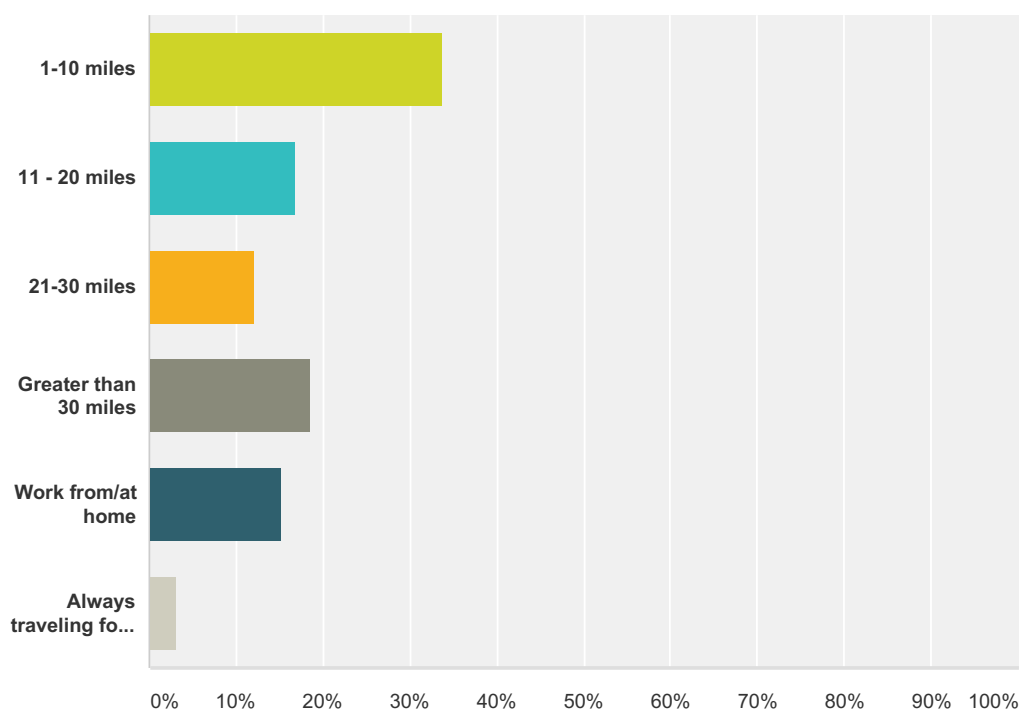
Answered: 130 Skipped: 12



Answer Choices	Responses	
Yes	48.46%	63
No	44.62%	58
Based in County but job involves travel beyond	6.92%	9
Total		130

Q35 Approximately how many miles do you travel to your place of employment, one way

Answered: 124 Skipped: 18



Answer Choices	Responses
1-10 miles	33.87% 42
11 - 20 miles	16.94% 21
21-30 miles	12.10% 15
Greater than 30 miles	18.55% 23
Work from/at home	15.32% 19
Always traveling for business	3.23% 4
Total	124

Q36 What one recommendation would you offer for ways to improve Washington County?

Answered: 76 Skipped: 66